Chin Residence

1939 Fallen Leaf Lane
Los Altos, Ca 94024

Zoning Compliance

	Existing	Proposed	Allowed / Required	
LOT AREA	10967.33	10967.33		
Lot Coverage				
Land area covered by all structures that are over 6' in height	2646.53 (24%)	3258.91 (29%)	3838.56 (35%)	
Floor Area	0.21	**0.348**	**0.35**	
Measured to the outside surfaces of exterior walls	2334	**3816.28**	**3838.566**	
Setbacks				
Front- (1st flooor)	22'4.5	25'0"	25'	
Front- (2ndflooor)		44'4.25"		
Rear- 1st floor	31'10.75"	38'9.5"	4'	
Rear (2nd floor)		50'9.5"		
Right Side (1st floor)	9'1.5"	12'	4'	
Right Side (2nd floor)		17'	11.5'	
Left Side (1st floor)	5'1.25"	10'8"	4'	
Left Side (2nd floor)		12'3"	11.5'	
Height	14'6" VIF	17'-5" max	27'	

Square Footage Breakdown

	Existing	Change in	Total Proposed
Habitable Living area	1916	2439.05	**4335.05**
Includes habitable basement areas			
Non Habitable area	418	50.88	**468.88**
Does not include covered porches or open strutcures			

Lot Calculations

Net Lot Area	**10967.33**		
Front Yard Hardscape Area	EXISTING 1128	10%	
Existing Hardscape area in the front yard shall not exceed 50%	1128>945		Within front setback only
Proposed Hardscape area in the front yard shall not exceed 50%	808 <945	58%	
Landscaping Breakdown			
Total Hardscape area (Existing & Proposed)	5584 - 747.09		hardscape + house
Existing Softscape (undisturbed) area	5383.33		Existing softscape
New Softscape (new or replaced landscaping) area	2325.09		New softscape which is lesser than existing
Sum of the three should equal the site's new lot area	10967.33		3258.91+2325.09+5388.33

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	318-23-005
ZONING:	R1-10
NAME OF OWNER:	KAMALJIT AND STEVEN CHIN 1939 FALLEN LEAF LANE, LOS ALTOS, CA 94024
NET SQUARE FOOTAGE OF LOT:	10,967.33 SF
EXISTING HOUSE AREA TO BE DEMOLISHED:	1,916.00 SF
AREA OF GARAGE TO BE DEMOLISHED:	418.00 SQ.FT.
NEW 1ST FLOOR HABITABLE AREA	1,974.28 SQ.FT.
NEW 2ND FLOOR HABITABLE AREA	1,373.12 SQ.FT.
NEW BASEMENT HABITABLE AREA	1,007.65 SQ.FT.
NEW 2 CAR GARAGE INHABITABLE AREA	468.88 SQ.FT.
TOTAL HABITABLE AREA WITHOUT GARAGE INCLUDES BASEMENT:	**4,355.05 SQ.FT.**
TOTAL HOUSE AREA WITH GARAGE:	**4,823.93 SQ.FT**
HEIGHT	27' MAX <28'
NO. OF FLOORS:	2
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R-3 / U
HOUSE IS FIRE SPRINKLERED	YES
FRONT PORCH AREA	**188.25 SQ.FT.**
REAR PORCH AREA	**672.50 SQ.FT.**
LIGHTWELL AREA	**49.50 SQ.FT.**

APPLICABLE CODES

PART 1.0, CALIFORNIA ADMINISTRATIVE CODE
PART 2.0, 2019 CALIFORNIA BUILDING CODE (CBC)
PART 2.5, 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0, 2019 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0, 2019 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0, 2019 CALIFORNIA PLUMBING CODE
PART 6.0, 2019 CALIFORNIA ENERGY CODE
PART 9.0, 2019 CALIFORNIA FIRE CODE
PART 11.0, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF **CALIFORNIA** AND THE CITY OF **LOS ALTOS**

DEFERRED SUBMITTAL

FIRE SPRINKLERS – FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA13D STANDARD EDITION AND SCCFD STANDARD AND DETAILS SP-6

FIRE SPRINKLERS REQD. OBTAIN SEPARATE FIRE PERMIT. DESIGN & INSTALL IN ACCORDANCE WITH NFPA 13D, 2016, AND CMV RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS. COORDINATE WATER METER AND WATER MAIN SIZES WITH APPROVED FIRE SPRINKLER SHOP DWGS. MIN 1" METER AND 1" SERVICE UNLESS HYDRAULIC CALCULATIONS PROVE EXISTING IS ADEQUATE.

VERIFY THAT CITY BUILDING INSPECTOR HAS WITNESSED FLUSHING OF PIPE PRIOR TO CONNECTED SPRINKLER PIPING

VERIFY 1" METER

ARCHITECT

ARCHANA JAIN
1631 VILLARITA DR
CAMPBELL, CA 95008

PHONE: (408) 679-2333
AJSDESIGNS@HOTMAIL.COM

STRUCTURAL ENGINEER

ARUN SHAH & ASSOCIATES
43072 CHRISTY ST
FREMONT, CA 94538
PHONE: 510-220-4264

CIVIL ENGINEER

STERLING CONSULTANTS
DILIP S. KISHNANI, PE, QSD
46560 FREMONT BLVD, SUITE 205
SAN RAMON, CA 94538
TEL: 925-705-3633
1sterlingconsultants@gmail.com

LANDSCAPE & ARBORIST

WILSON & ASSOCIATES
815 SAN DIEGO RD
BERKELEY, CA 94707
PHONE: 510-644-9602

I AM THE RESPONSIBLE ARCHITECT OF RECORD ON THIS PROJECT AND WILL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE OVERALL DESIGN OF THE BUILDING.

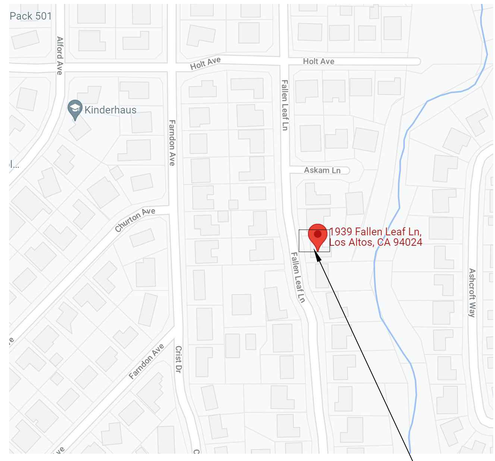
SHEET INDEX

SCOPE OF WORK

DEMOLISH EXISTING HOUSE AND GARAGE

NEW HOME – 1ST FLOOR – 1974.28 SF, ATTACHED 2 CAR GARAGE OF 568.88 SF, SECOND FLOOR OF 1373.12 SF AND BASEMENT OF 1007.65 SF. NEW FRONT AND REAR PORCH.

ALL SETBACKS ETC MEET THE SB-9 REQUIREMENTS.



LOCATION MAP

DESIGN AJ'S

Chin Residence
1939 Fallen Leaf lane
Los Altos, CA 94024

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2023
STATE OF CALIFORNIA

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COVER SHEET

REVISIONS	BY

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Chin Residence

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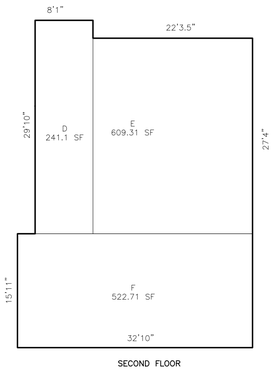
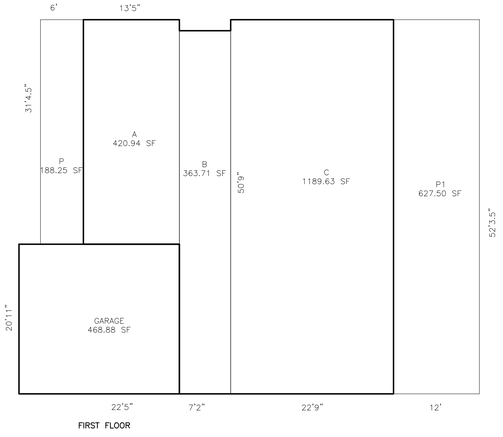
Los Altos, Ca 94024



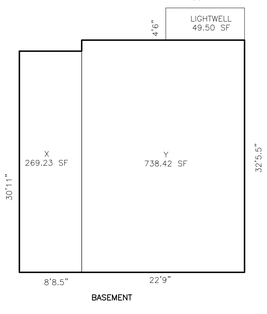
SECOND FLOOR

FAR CALCULATIONS	
FIRST FLOOR	
A	420.94
B	363.71
C	1189.63
TOTAL 1ST FLOOR HABITABLE AREA	**1974.28**
GARAGE	**468.88**
PORCHES	
P	188.25
P1	627.5
TOTAL PORCH AREA	**815.75**
SECOND FLOOR	
D	241.1
E	609.31
F	522.71
TOTAL 2ND FLOOR HABITABLE AREA	**1373.12**
BASEMENT	
X	269.23
Y	738.42
TOTAL BASEMENT AREA	**1007.65**
LIGHTWELL	**49.5**
TOTAL HABITABLE AREA 1ST, 2ND FLOOR + BASEMENT	**4355.05**
TOTAL AREA INCLUDING GARAGE	**4823.93**

AREAS	LOT AREA	AREA	PERCENTAGE
TOTAL AREA FOR FAR - 1ST AND 2ND FLOOR + GARAGE	**10967.33**	**3816.28**	**0.348**
LOT COVERAGE	**10967.33**	**3258.91**	**0.297**
1ST FLOOR, GARAGE FRONT AND REAR PORCH			



FIRST FLOOR



BASEMENT

FAR DIAGRAM
SCALE 1"=10'

GENERAL CONDITIONS/NOTES

1. All material stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

2. All construction and materials shall be as specified and/or as required by the adopted edition of the California Building Code and all local and national codes and authorities which are applicable.

3. All products, materials and finishes to be installed per manufacturers specifications--no exceptions.

4. All required Exit doors shall be operable from the inside without the use of a key or special knowledge or effort.

5. The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall notify the Architect / Owner of any discrepancy of these plans and specifications.

6. The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter, Each subcontractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. The job site shall be left clean and swept each day by the end of work that day.

7. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and acted upon by the Architect / Owner. All such portions of work shall be in accordance with the reviewed shop drawings and samples.

8. The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the contract documents, and shall not unreasonably encumber the site with any material or equipment.

9. Should an error appear in specifications or drawings, or in work done by others, affecting this work, notify the Architect at once for instructions as to procedure. If contractor proceeds with work affected without instructions from the Architect, the contractor shall make good any resulting damage or defect.

10. Should conflict occur in or between drawings and specifications or where detail references on contract drawings have been omitted, contractor is deemed to have estimated the most expensive materials and construction involved unless he shall have asked for and obtained written decision from Architect as to which method or materials will be required.

11. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces

12. See documents prepared by the Civil Engineering, if applicable, for all finish grades, drainage and site details. Review all site utility documents, landscape and irrigation documents prior or commencement of any under grounding or trenching. Notify the Architect immediately of any discrepancies of the contract documents.

13. Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not limited to normal working hours, and construction contractor and his subcontractors further agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional as identified in item # 14 of these general conditions.

14. General Contractors, Sub-contractors, Builders, and Owner are to check all drawings for errors and omissions prior to commencement of construction. Any errors and/or omissions must be reported immediately to the Architect in writing prior to commencement of construction. The Architect will not take liability for any errors and/or omissions not reported immediately in writing prior to commencement of construction. The Architect's liability for the total project shall not exceed one thousand dollars.

15. All screws/nails in finish woodwork to be countersunk and filled smooth with putty to match finish.

16. If the manufacturer's specifications and applicable codes are not consistent with each other, notify the architect immediately prior to commencement of any work and await direction or contractor accepts full responsibility of work completed..

17. All gypsum board to be a minimum of 5/8" TYPE "X" sheetrock, smooth finish or as otherwise indicated on drawings. Install as needed to meet applicable codes. Use radiused corners.

18. Electrical, Mechanical, Plumbing, Fire Extinguishing System and Fire Alarm System to be Design/Build.

19. A delta ("Δ") symbol located at the top right hand corner of any drawing indicates that drawing has been significantly revised and should be treated as an entirely new drawing.

20. Contractor to protect all interior spaces (as required) from any weather, theft, or vandalism.

21. All walls floors and ceilings are to be finished to match existing adjacent surfaces. All new finishes and fixtures are to be approved by owner or architect, prior to installation.

22. Relocate or install new plumbing, gas, and electrical lines (as required) for the new construction.

23. Contractor to dispose of all debris at an approved dump site per all Town, County, State and Federal regulations.

24. Contractor to notify owner and architect if he suspects that any asbestos is on site and stop work immediately until authorities have proved the work to be safe.

25. Smoke detectors shall be installed in all bedrooms and halls.

26. All roof flashings to be primed and painted with rust proof paint.

27. Bidding
– The contractor needs to examine all the drawings and the site conditions if they are different from the drawings verify all the existing conditions on site and notify the architect prior to any construction

Please bid for max. of 10 colors in a bid, not exceeding 4 colors in any given room at a time.

28. All wood coming in contact with concrete must be pressure treated, typical.

29. Contractor & sub-contractor's responsibility to make sure that all materials installation & craftsmanship for this project meets all applicable codes.

30. Incorporate best management practice (cbmp's) into construction plans & incorporate post construction water run-off measures into project plans in accordance with the city's urban run-off pollution prevention program.

31. All exterior plaster finish shall be 7/8" smooth cement plaster finish unless otherwise noted.

32. Plaster expansion joints should meet the following criteria or as shown on the drawings.
a. no length should be greater than 18 ft. in either direction.
b. no panel should exceed 144 sq. ft. for vertical applications
c. no panel should exceed 100 sq. ft. for horizontal, curved, or angular sections d. no length-to-width ratio should exceed 2 ½ to 1 in any given panel.

33. Flashing provider to prime and paint with rust proof paint all flashings.

AJ's DESIGN

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SHEET NAME :

CALCULATIONS

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WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD · BERKELEY, CA 94707
PH: 510-644-9602 · E: cwilson815@gmail.com

Date: March 3, 2022

Re: **Arborist Report**
1939 Fallen Leaf Lane
Los Altos, California 94024

Memo:
At the request of the owner, the architect, and the civil engineer, we evaluated the existing trees on the above referenced property. We visited the site on the morning of Tuesday, March 1, 2022. See the attached site plan sketches, photos and information.

The site was noted to be mostly level and had an existing occupied house and some existing landscape planting. The existing house is proposed to be removed and a new house is proposed to be constructed on the site.

Refer to separate site survey, civil engineer's plans, and architect's plans, for more information on the existing conditions, proposed site development, and proposed architecture.

The site is a fairly level quarter acre +/- with an existing residence at the front of the site and several trees and shrubs. The existing trees were generally full-grown mature specimens. The parcel backs onto Stevens Creek, a natural creek. Per Town of Los Altos criteria, many of the existing trees would be considered protected trees due to their size, i.e. over 48" trunk circumference at 48" above grade (15" +/- caliper). Three non-protected trees are proposed to be removed. All other existing trees are proposed to remain at this time, although the property owners may want to evaluate whether they want to apply for a removal permit in the future for some of these existing trees as noted below. The smaller trees (under 6" caliper) and other plants and shrubs on-site were not inventoried or evaluated. There was evidence of existing supplemental irrigation to portions of the front and back yards of the site.

"DBH" in the table below refers to "Diameter at Breast Height", the trunk diameter (caliper) at 48" above grade. The locations are based on the Site Survey and size based on field checks by Wilson & Associates.

Table of Existing Trees

Tree Number	Botanical / Common Name	DBH	Condition	Protected Tree	Comments
1	Acer palmatum / Japanese Maple	12"	Good	No	Near existing curb and driveway. Street tree.
2	Calocedrus decurrens / Incense Cedar	24"	Fair	Yes	
3	Calocedrus decurrens / Incense Cedar	20"	Fair	Yes	

4	Calocedrus decurrens / Incense Cedar	12"	Poor	No	Poor form.
5	Betula pendula / European White Birch	8"	Fair to Poor	No	Topped. Poor form.
6	Calocedrus decurrens / Incense Cedar	24"	Fair	Yes	
7	Calocedrus decurrens / Incense Cedar	20"	Fair	Yes	
8	Pinus spp. (halepensis?) / Pine	24"	Fair to Good	Yes	
9	Quercus lobata / Valley Oak	10"	Fair	No	Crowed by adjacent Redwood.
10	Sequoia sempervirens / Coast Redwood	20"	Good	Yes	
11	Sequoia sempervirens / Coast Redwood	14"	Poor	No	Topped. Interfering with nearby utility lines. On property line.
12	Sequoia sempervirens / Coast Redwood	16"	Good	Yes	
13	Sequoia sempervirens / Coast Redwood	36"	Good	Yes	
14	Sequoia sempervirens / Coast Redwood	16"	Fair to Good	Yes	
15	Sequoia sempervirens / Coast Redwood	16"	Fair to Good	Yes	
16	Betula pendula / European White Birch	9"	Fair	No	To be removed. Close to future house pad.
17	Betula pendula / European White Birch	12"	Fair	No	To be removed. Close to future house pad
18	Betula pendula / European White Birch	12"	Fair	No	To be removed. In future house pad.

Notes
There were several utility poles and overhead wires on the site. Several of the existing trees were interfering with the wires. Some judicial pruning, or removal of these trees might be necessary, notably trees number 3, 4, 5, 6, 7 and 11.

The Incense Ceder trees on the south property line were probably planted as an evergreen screen along the property line at some point, but have really outgrown that function and are inappropriate at this time in any case. They generally had poor form and their roots were pulling up the adjacent walk. Although these are technically protected trees, the property owners may want to pursue removal permits for these trees in the future.

The soil and root zones around the existing Redwood trees in the northwest portion of the site was bare and compacted. Some protection of these areas in the future to avoid foot traffic would be beneficial.

Existing Redwood trees number 14 and 15 were located near an existing paved patio and would be located near to the rear of the proposed house. As such, they can probably be preserved. These would qualify as protected trees, but the property owner's may want to pursue removal permits for these trees in the future due to their proximity to the proposal new house.

The Valley Oak, existing tree number 9 was being crowded by the adjacent Redwood tree, number 10. It is probably a naturally occurring "volunteer" tree and might be removed if the adjacent Redwood is to remain.

Protection Notes
The existing tree or trees to remain shall have certain measures of protection during construction based on the City of Los Altos criteria (Section 11.08.120 of the City's "Tree Protection Regulations") and best industry practices.

We feel that construction is set back far enough from the existing trees to provide adequate protection, with mitigation and protection measures noted below. The trees shown to remain that are near the proposed house construction are generally in the same situation at present and are therefore largely adapted to their present root situation.

The Owner, Contractor and Architect are all responsible for knowing the information included in the Arborist Report and adhering to the conditions provided.

All construction work, including trenching, excavation, grading, and drainage will be outside the protected tree area with the exception of a portion of the northwest corner of the building which is in part of the drip-line of existing trees 14 and 15. The demolition of a portion of the rear patio, house and the construction of a corner of the new house and foundations lie within the drip-line and assumed root zone of these existing trees as shown on the plans.

Work to be under the supervision of the project Arborist:

- Demolition, including the patio and foundations in the root zones of the existing trees.
- Excavation of house foundations.
- Any drainage or utility pipes or lines within the drip-line or root zone of the trees to be protected.
- Trimming of trees.

- Any grading or excavation work within the drip-line or root-zone of the trees to be protected.

Tree protection fencing requirements:
1. Six-foot high chain link fencing.
2. Tree projection fencing is required to remain in place throughout construction.
3. Tree projection fencing shall be located as close to the drip-lines of the existing trees as possible while still allowing room for construction to occur.

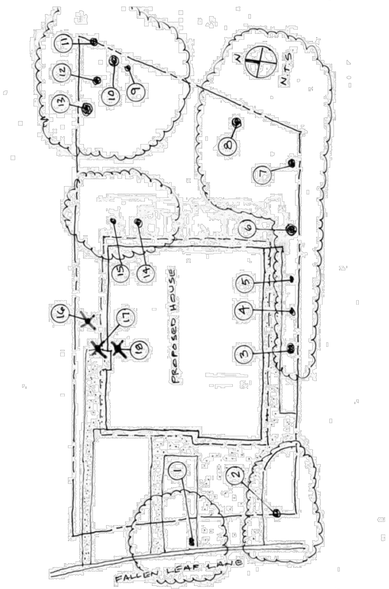
Any tree or root pruning shall be supervised by an ISA-certified Arborist/Project Arborist.

Please contact us with any questions.

Sincerely,

charlestwilson

Charles Wilson
Landscape Architect No. 1682
ISA Certified Arborist WE-7138A



Sketch of Site with Existing Trees and Keys.

Tree 1. Japanese Maple

Tree 2. Incense Cedar.

DESIGN

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C 31760
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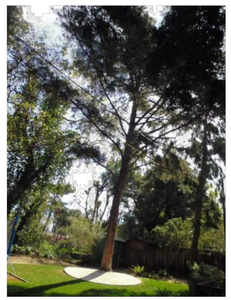
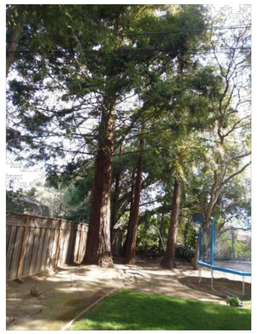
Trees 3, 4, 5, 6, and 7. Beyond existing house.



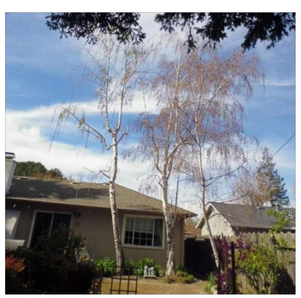
Tree 8. Pine.



Trees 9, 10, 11, 12, and 13. Valley Oak and Redwood Grove.

Trees 14 and 15. Redwoods.

Trees 14 and 15 showing compacted soil at base.



Tree 16, 17, and 18. Birches. To Be Removed.

AJ's DESIGN

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TUB/SHOWER REQUIREMENTS

- THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER–FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)
- NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)
- SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON–ABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
- HYDRO–MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO–MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO–MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.70)
- UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER–REINFORCED GYPSUM BACKING PANELS (I.E. DENSSHIELD, DENS ARMOR PLUS), NON–ASBESTOS FIBER–CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBACKER, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  WATER–RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAYED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2509 AND CRC R702.4)
- SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON–SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON–SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED ¼" PER FOOT TO WEEP HOLES. (CPC 408.7)
- WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN ¼" AND ½" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)
  WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

WATER CLOSET REQUIREMENTS

- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
- WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)

DOORS, STAIRWAYS, LANDINGS AND GUARDRAILS

1. TO PROVIDE OPENING PROTECTION BETWEEN THE DWELLING AND AN ATTACHED GARAGE, SHOW ONE OF THE FOLLOWING MEASURES. NOTE THAT DOORS SHALL BE SELF–CLOSING AND SELF–LATCHING. CRC R302.5.1– SOLID WOOD DOORS NOT LESS THAN 1–3/8" THICK; – SOLID OR HONEYCOMBED CORE STEEL DOORS NOT LESS THAN 1–3/8" THICK; OR – A 20–MINUTE FIRE RATED DOOR

A LANDING OR FLOOR IS REQUIRED ON EACH SIDE OF EACH EXTERIOR DOOR. THE LANDING WIDTH SHALL BE EQUAL OR GREATER THAN THE DOOR WIDTH AND 36" MINIMUM IN DEPTH. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1–1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7–3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2

SPECIFY RISE (MAXIMUM 7–3/4") AND RUN (MINIMUM 10") FROM NOSING TO NOSING. WHERE TREAD DEPTH IS LESS THAN 11", A NOSING OF 3/4" MINIMUM TO 1–1/4" MAXIMUM IS REQUIRED.

STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6'–8".

LOCATE HANDRAILS 34" MINIMUM AND 38" MAXIMUM FROM PLANE PARALLEL TO LINE AT FACE OF TREADS; RETURN HANDRAILS TO THE WALL OR TERMINATE AT NEWEL POST.

LANDINGS TOP AND BOTTOM OF EACH STAIRWAY SHALL HAVE A WIDTH PERPENDICULAR TO THE DIRECT OF TRAVEL NO LESS THAN THE WIDTH OF THE FLIGHT SERVED AND A DEPTH IN THE DIRECTION OF TRAVEL NOT LESS THAN 36 INCHES.

FOR INTERIOR STAIRS, USE 1/2" GYPSUM BOARD TO PROTECT WALLS AND SOFFITS ON THE ENCLOSED SIDE (E.G. CLOSET, PANTRY, POWDER ROOM, ETC.) CRC R302.7

1. GUARD RAILS. PROVIDE 42" MINIMUM HIGH GUARD RAILS AT BALCONIES AND PORCHES GREATER THAN 30" ABOVE FINISHED GRADE, WHICH IS MEASURED AS MUCH AS 3 FEET OUT. SPECIFY DISTANCE BETWEEN BALUSTRADE SO THAT A 4–INCH SPHERE CANNOT PASS THROUGH. PROVIDE STRUCTURAL DETAILS AND CALCULATIONS PER CRC R312.

VENTILATION

FOR NEW RESIDENCES OR ADDITIONS GREATER THAN 1000 SF, THE METHOD OF HOUSE VENTILATION THAT IS REQUIRED BY ENERGY COMPLIANCE STANDARDS TITLE 24, PART 6 #150(O) MANDATORY MEASURES AND THE ASHRAE 62.2 STANDARDS.

SAFETY GLAZING

TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4)
TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).

- WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING ON THE HINGE–SIDE OF AN IN–SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 60" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.

GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF DOOR IN A CLOSED POSITION.2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN INSWING DOOR. SEE R308.4.2 FOR EXCEPTIONS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:– THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF; – THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; – THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND – ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF THE GLAZING AS MEASURED HORIZONTALLY.

ALL GLAZING IN GUARDS OR RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

WATER HEATERS, FURNACES, AND CLOTHES DRYERS

WATER HEATER WILL BE SEISMICALLY BRACED PER CPC 507.2. WATER HEATERS IN GARAGES OR ADJACENT SPACES THAT OPEN TO THE GARAGE AND ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT SHALL BE INSTALLED SO THAT THE BURNERS AND BURNER–IGNITION DEVICES ARE LOCATED NOT LESS THAN 18"ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. CPC 507.13

WATER HEATER INSTALLATIONS IN BEDROOMS AND BATHROOMS SHALL COMPLY WITH CPC 504 OPTIONS:
* OPTION #1 – FUEL–BURNING WATER HEATERS MAY BE INSTALLED IN A CLOSET LOCATED IN THE BEDROOM OR BATHROOM PROVIDED THE CLOSET IS EQUIPPED WITH A LISTED, GASKETED DOOR ASSEMBLY AND A LISTED SELF–CLOSING DEVICE THAT DOES NOT HAVE A HOLD–OPEN FEATURE. THE ASSEMBLY SHALL BE INSTALLED WITH A THRESHOLD AND BOTTOM DOOR SEAL. ALL COMBUSTION AIR FOR SUCH INSTALLATIONS SHALL BE OBTAINED FROM THE OUTDOORS.
THE CLOSET SHALL BE FOR THE EXCLUSIVE USE OF THE WATER HEATER.

OPTION #2: THE WATER HEATER SHALL BE OF THE DIRECT VENT TYPE.

A LAUNDRY TRAY OR AUTOMATIC WASHER STANDPIPE SHALL BE PROVIDED FOR EACH DWELLING UNIT. CPC TABLE 422.1.

WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1)

RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR REMODELS ARE REQUIRED TO REPLACE ALL NON–COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE WITH WATER–CONSERVING PLUMBING FIXTURES. THE FOLLOWING TABLE SHOWS WHAT IS CONSIDERED TO BE A NON–COMPLIANT PLUMBING FIXTURE AND THE CURRENT WATER EFFICIENCY STANDARDS FOR VARIOUS PLUMBING FIXTURES. ALL EXISTING NON–COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH FIXTURES MEETING THE CURRENT STANDARDS. *

* RESIDENTIAL BUILDING CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT.

Plumbing Fixture	Non-Compliant Plumbing Fixture	Current Standard for the Maximum Flow Rate of Newly Installed Plumbing Fixtures
Water Closet (Toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/minute	1.8 gallons/minute at 80psi
Faucet -Bathroom	Greater than 2.2 gallons/minute	1.2 gallons/minute At 60 psi
Faucet - Kitchen	Greater than 2.2 gallons/minute	1.5 gallons/minute at 60 psi (average)

SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.11, CRC 314 AND 315)

SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (BETWEEN 4" AND 12" OF THE CEILING) IN ALL SLEEPING ROOMS, EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH STORY OF THE BUILDING, AND IN ANY BASEMENT. SMOKE ALARMS SHALL BE REPLACED 10 YEARS AFTER THE DATE OF MANUFACTURE LISTED ON THE ALARM (IF NO DATE IS LISTED THE ALARM SHALL BE REPLACED). NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10–YEAR BATTERY.

SHOW AND SPECIFY SMOKE ALARMS IN THE FOLLOWING LOCATIONS CRC R314: – IN EACH SLEEPING ROOM – OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS – ON EVERY OCCUPIABLE LEVEL OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS– IN THE BEDROOM WHERE A FUEL–BURNING APPLIANCE IS LOCATED WITHIN IT OR ITS ATTACHED BATHROOM

CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) IN EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, AND WITHIN A BEDROOM IF THE BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL–BURNING APPLIANCE. CO ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL–BURNING APPLIANCE OR FIREPLACE IN THE HOUSE AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE.

SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE LISTED BY THE CALIFORNIA STATE FIRE MARSHAL. TO CONFIRM IF A CERTAIN DEVICE IS LISTED, REFER TO THE FOLLOWING WEB PAGE: HTTP://OSFM.FIRE.CA.GOV/LICENSINGLISTINGS/LICENSELISTING_BML_SEARCHCOTEST

FIRE PREVENTION SPECIFICATIONS

ALL STRUCTURAL ELEMENTS SUPPORTING THE FLOOR/CEILING ASSEMBLIES USED AS A FIRE–RATED SEPARATION SHALL HAVE 1/2" GYPSUM BOARD PROTECTION. CRC TABLE R302.6

PROVIDE FIRE–BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. CRC R302.11

GARAGE

USE 1/2" GYPSUM BOARD SEPARATION ON THE GARAGE SIDE OF WALLS ADJOINING THE DWELLING. CRC TABLE R302.6

USE A MINIMUM 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT FOR SEPARATION BETWEEN THE GARAGE OR CARPORT AND ANY HABITABLE ROOMS ABOVE THE GARAGE/CARPORT. CRC TABLE R302.6

ROOMS, WINDOWS, AND EGRESS
SPECIFY A MINIMUM CEILING HEIGHT OF 7 FEET FOR ALL HABITABLE ROOMS. CRC R305.1 INCLUDES EXCEPTIONS.

NO HABITABLE ROOM OTHER THAN A KITCHEN SHALL BE LESS THAN 7 FEET IN ANY DIMENSION AND LESS THAN 70 SF IN AREA. CRC R304.2 AND R304.3

EXTERIOR GLAZED OPENING AREA (WINDOW) MUST BE AT LEAST 8% OF THE FLOOR AREA OF ALL HABITABLE ROOMS. CRC R303.1 INCLUDES EXCEPTIONS.

OPENABLE EXTERIOR OPENING AREA MUST BE 4% OF THE FLOOR AREA. CRC R303.1 SEE ALSO INFORMATION ON PLANS FOR ASHRAE 62.2 FOR APPLICABLE ENERGY COMPLIANCE REQUIREMENTS.

BASEMENTS AND SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY EXIT OR RESCUE THAT OPENS ONTO A YARD, ALLEY, OR PUBLIC WAY. THE WINDOW SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE FINISHED FLOOR, 5.7 SF OF OPENABLE AREA, 24" NET CLEAR OPENING HEIGHT, AND 20" NET CLEAR OPENING WIDTH. CRC R310 EXCEPTION: GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SF.

HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR BELOW AN EGRESS DOOR ARE LIMITED TO A MAXIMUM TRAVEL DISTANCE OF 50 FEET FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT. CRC R311.4

REQUIRED EGRESS DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR WIDTH (MEASURED WITH DOOR OPEN 90° AND NOT LESS THAN 6'–6" CLEAR IN HEIGHT. CRC R311.2

AJ's DESIGN

Chin Residence

1939 Fallen Leaf lane

Los Altos, CA 94024

LICENSED ARCHITECT ARCHANA R JAIN C 31760 Ren: 06-30-2023 STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. PLEASE DO NOT SCALE THE DWG.
3. ANY DISCREPANCY OR ERROR IN DWG AND FIELD NEED TO BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO CONSTRUCTION.
4. THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.
5.

SHEET NAME :

NOTES

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 1/3/22

SCALE: AS SHOWN

JOB No.:

SHEET No.:

A0.2

TABLE 4.504.1
ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards.
5. Other methods acceptable to the enforcing agency.

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of $^{5}/_{16}$ inch (8 mm).

SECTION 4.505
INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch-thick (101.6 mm) base of $^{1}/_{2}$ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.

GREEN BUILDING NOTES

1. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER
2. ALL DUCT OPENINGS AND EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
3. ALL WALLS AND FLOORS WILL BE CHECKED FOR MOISTURE CONTENT BEFORE THE WALLS AND FLOORS ARE SEALED

CHAPTER 4

RESIDENTIAL MANDATORY MEASURES

Division 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION 4.301
GENERAL

4.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance.

SECTION 4.302
DEFINITIONS

4.302.1 Definitions. Reserved.

SECTION 4.303
INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

SECTION 4.304
OUTDOOR WATER USE

4.304.1 Outdoor potable water use in landscape areas. After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options:

1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or
2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.

Notes:

1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at: http://www.water.ca.gov/wateruseefficiency/ landscapeordinance/
2. A water budget calculator is available at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

SECTION 4.305
WATER REUSE SYSTEMS
(Reserved)

APPENDIX A4

RESIDENTIAL VOLUNTARY MEASURES

Division A4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION A4.301
GENERAL
(Reserved)

SECTION A4.302
DEFINITIONS

A4.302.1 Definition. The following term is defined in Chapter 2.

REFERENCE EVAPOTRANSPIRATION (*ETo*).

SECTION A4.303
INDOOR WATER USE

A4.303.1 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

A4.303.2 Alternate water sources for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the *California Plumbing Code*.

A4.303.3 Appliances. Install at least one qualified ENERGY STAR dishwasher or clothes washer.

Note: See Section A5.303.3 for nonresidential dishwashers and clothes washers.

A4.303.4 Nonwater supplied urinals and waterless toilets. Nonwater supplied urinals or composting toilets are installed.

Where approved, hybrid urinals, as defined in Chapter 2, shall be considered waterless urinals.

A4.303.5 Hot water recirculation systems. One- and two-family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand hot water recirculation system shall be installed in accordance with the *California Plumbing Code, California Energy Code,* and the manufacturer's installation instructions.

SECTION A4.304
OUTDOOR WATER USE

Note: Section A4.304 amended by the Emergency Supplement.

A4.304.1 Rainwater catchment systems. An approved rainwater catchment system is designed and installed to use rainwater generated by at least 65 percent of the available roof area. Rainwater catchment systems shall be designed and installed in accordance with the *California Plumbing Code*.

A4.304.2 Potable water elimination. When landscaping is provided and as allowed by local ordinance, a water efficient landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation and establishment should be provided. Methods used to accomplish the requirements of this section must be designed to the requirements of the *California Building Standards Code* and shall include, but not be limited to, the following:

1. Use of captured rainwater.
2. Use of recycled water.
3. Water treated for irrigation purposes and conveyed by a water district or public entity.
4. Use of graywater.

A4.304.3 Landscape water meters. For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.

SECTION A4.305
WATER REUSE SYSTEMS

A4.305.1 Graywater. Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with the *California Plumbing Code*.

A4.305.2 Recycled water piping. Based on projected availability, dual water piping is installed for future use of recycled water at the following locations:

1. Interior piping for the use of recycled water is installed to serve all water closets, urinals and floor drains.
2. Exterior piping is installed to transport recycled water from the point of connection to the structure. Recycled water systems shall be designed and installed in accordance with the *California Plumbing Code*.

A4.305.3 Recycled water for landscape irrigation. Recycled water is used for landscape irrigation.

ELECTRICAL AND LIGHTING REQUIREMENTS

- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CEC 210.8, 210.11, 406.12)
- EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(K), 150.0(O))
- LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)
- ALL INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY.

AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.

ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.

RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL. (CEES 150.0(K))

GFCI PROTECTION. GROUND FAULT CIRCUIT INTERRUPTION FOR PERSONNEL MUST BE PROVIDED AS REQUIRED IN 210.8(A) THROUGH (D). THE GROUND FAULT CIRCUIT-INTERRUPTER DEVICE MUST BE INSTALLED AT A READILY ACCESSIBLE LOCATION.

(A) DWELLING UNITS. GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS:

(7) SINKS. GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES LOCATED WITHIN AN ARC MEASUREMENT OF 6 FT. FROM THE OUTSIDE EDGE OF A SINK

(9) BATHTUBS OR SHOWER STALLS. GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES LOCATED WITHIN 6 FT. OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL.

(10) LAUNDRY AREAS. ALL 15A AND 20A, 125V RECEPTACLES INSTALLED IN LAUNDRY AREAS OF A DWELLING UNIT MUST BE GFCI PROTECTED.

(D) DWELLING UNIT DISHWASHERS. OUTLETS SUPPLYING DISHWASHERS IN A DWELLING UNIT MUST BE GFCI PROTECTED CEC210.8

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION MUST BE PROVIDED IN ACCORDANCE WITH 210.12(A), (B) AND (C). AFCI DEVICES MUST BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.

(A) WHERE REQUIRED. ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS CEC210.12.

LAUNDRY AREA AND WITHIN 6 FEET OF SINK FOR REFRIGERATOR AND GARBAGE DISPOSAL

PROVIDE ONE 50 AMP CIRCUIT FOR ELECTRIC CAR CHARGER.

SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

EXCEPTION:

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET (3M) OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET (1.8 M) FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE.

(5) INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT (0.91 M) HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.

(6) SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 IN. (910 MM) HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.

(7) SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 IN. (910 MM) HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLE) FAN.

(8) WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, A SMOKE ALARM OR SMOKE DETECTOR SHALL BE LOCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN INTERVENING DOOR OR OBSTRUCTION.

AJ's DESIGN

Chin Residence

1939 Fallen Leaf lane
Los Altos, CA 94024

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Rem. 06-30-2023
STATE OF CALIFORNIA

GENERAL NOTES :

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4. THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.
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SHEET NAME :

NOTES

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DATE:	1/3/22
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A0.3

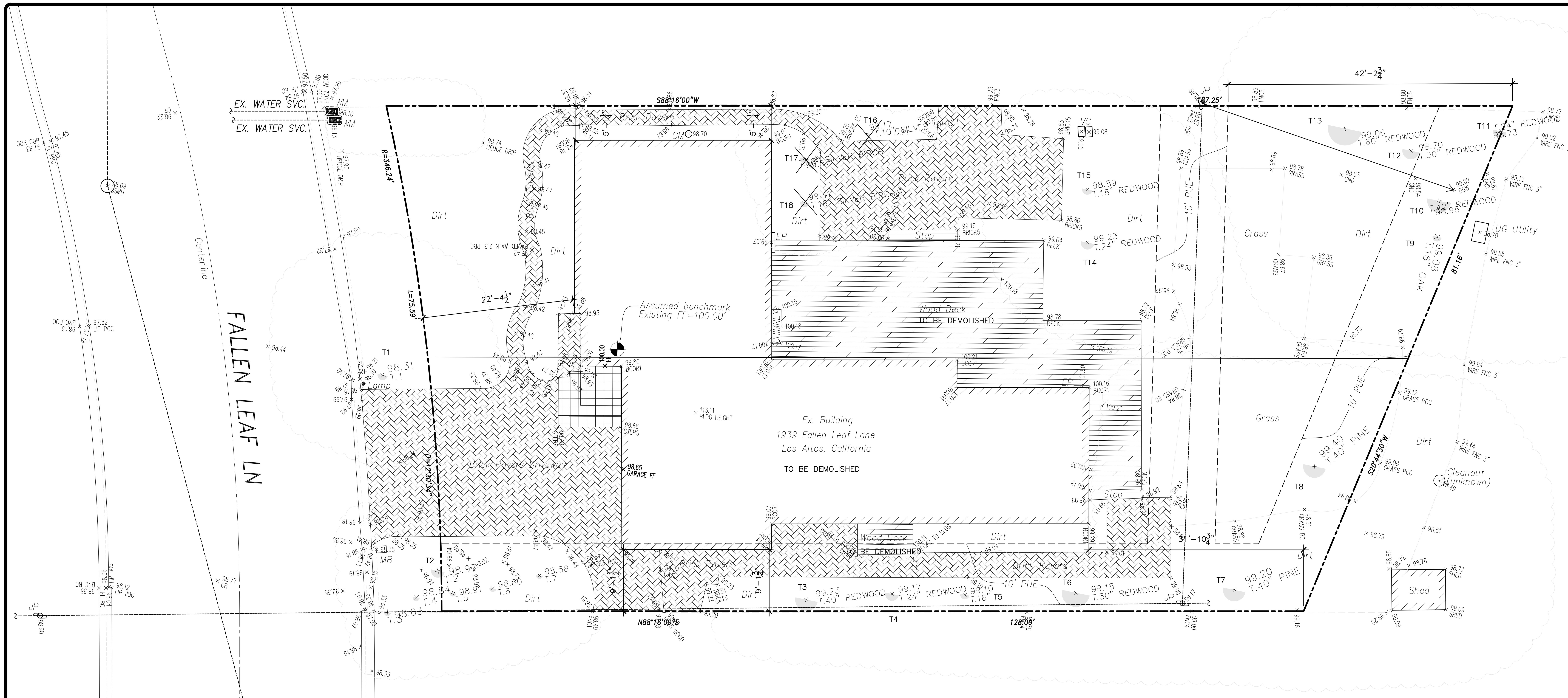

Table of Existing Trees

Tree Number	Botanical / Common Name	DBH	Condition	Protected Tree	Comments
1	Acer palmatum / Japanese Maple	12"	Good	No	Near existing curb and driveway. Street tree.
2	Calocedrus decurrens / Incense Cedar	24"	Fair	Yes	
3	Calocedrus decurrens / Incense Cedar	20"	Fair	Yes	
4	Calocedrus decurrens / Incense Cedar	12"	Poor	No	Poor form.
5	Betula pendula / European White Birch	8"	Fair to Poor	No	Topped. Poor form.
6	Calocedrus decurrens / Incense Cedar	24"	Fair	Yes	
7	Calocedrus decurrens / Incense Cedar	20"	Fair	Yes	
8	Pinus spp. (halepensis?) / Pine	24"	Fair to Good	Yes	
9	Quercus lobata / Valley Oak	10"	Fair	No	Crowed by adjacent Redwood.
10	Sequoia sempervirens / Coast Redwood	20"	Good	Yes	
11	Sequoia sempervirens / Coast Redwood	14"	Poor	No	Topped. Interfering with nearby utility lines. On property line.
12	Sequoia sempervirens / Coast Redwood	16"	Good	Yes	
13	Sequoia sempervirens / Coast Redwood	36"	Good	Yes	
14	Sequoia sempervirens / Coast Redwood	16"	Fair to Good	Yes	
15	Sequoia sempervirens / Coast Redwood	16"	Fair to Good	Yes	
16	Betula pendula / European White Birch	9"	Fair	No	To be removed. Close to future house pad.
17	Betula pendula / European White Birch	12"	Fair	No	To be removed. Close to future house pad
18	Betula pendula / European White Birch	12"	Fair	No	To be removed. In future house pad.

Notes
There were several utility poles and overhead wires on the site. Several of the existing trees were interfering with the wires. Some judicial pruning, or removal of these trees might be necessary, notably trees number 3, 4, 5, 6, 7 and 11.

EXISTING SITE PLAN

SCALE : 1/8"=1'-0"

NORTH

AJ's DESIGN

Chin Residence

1939 Fallen Leaf lane
Los Altos, CA 94024

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ARCHANA R JAIN
C 31760
Ren. 06-30-2023
STATE OF CALIFORNIA

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SHEET NAME :
EXISTING SITEPLAN

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 1/3/22
SCALE: AS SHOWN
JOB No.:
SHEET No.: A1.0

NOTE
ALL EAVES ARE MIN 3' AWAY FROM PROPERTY LINE
SEE SHEET A2.3 FOR EXACT LOCATION.

NOTES:
NO CHANGES BEING PROPOSED TO THE LANDSCAPE AND HARDSCAPE.

ALL RAIN WATER LEADERS WITH SPLASHBLOCKS DIVERTED TO LANDSCAPE VIA NATURAL EXISTING SWALES

ALL IRRIGATION CONTROLLERS WILL BE SOIL MOISTURE BASED OR WEATHER BASED

ALL JOINTS SHALL BE SEALED FOR RODENT PROOFING

NOTES:

PLEASE VERIFY ALL EXISTING SETBACKS ON SITE

PLEASE VERIFY THE FENCE IS ON THE PROPERTY LINE

CONTRACTOR TO VERIFY ALL SITE SETBACKS PRIOR TO CONSTRUCTION

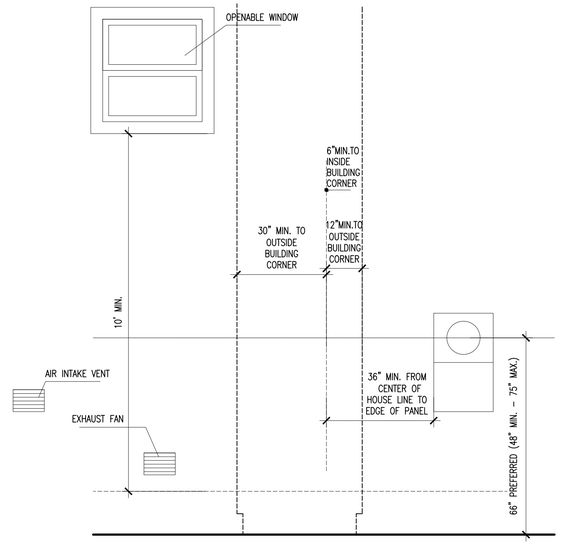
1) CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

2) UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.

3) ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.

CALGREEN GENERAL NOTES

1. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20 PERCENT USING ONE OF THE FOLLOWING METHODS:
– WATER SAVING FIXTURES OR FLOW RESTRICTIONS SHALL BE USED
– A 20 PERCENT REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED
2. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS. SEE TABLE 4.303.2
3. JOINTS AND OPENINGS; ANNULAR SPACES AND AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4. A MIN. OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
5. WHERE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
6. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERINGS INSTITUTE (RFCI) FLOORSCORE PROGRAM.
7. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
8. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.



SERVICE UTILITY REQUIREMENTS

SCALE 1/2"=1'-0"

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NOTE:
COMBO BACK WATER VALVE WITH RELIEF VALVE OUTLETS PER CITY OF LOS ALTOS REQUIREMENTS

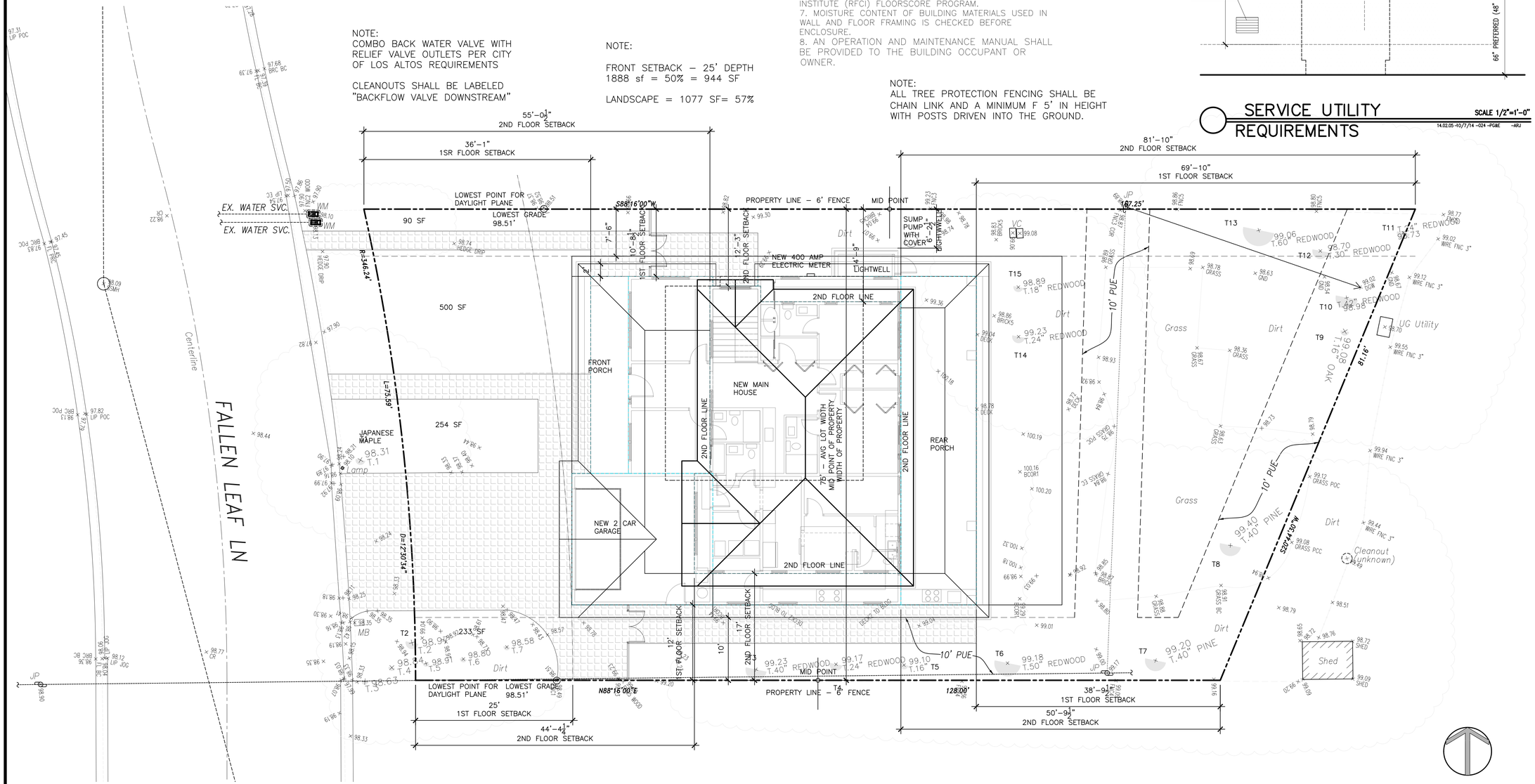
CLEANOUTS SHALL BE LABELED "BACKFLOW VALVE DOWNSTREAM"

NOTE:

FRONT SETBACK – 25' DEPTH
1888 sf = 50% = 944 SF

LANDSCAPE = 1077 SF= 57%

NOTE:
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM F 5' IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.



PROPOSED SITE PLAN

SCALE : 1/8"=1'–0"

NORTH

Chin Residence

1939 Fallen Leaf lane
Los Altos, CA 94024

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ARCHANA R JAIN
C 31760
Ren. 06-30-2023
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PROPOSED SITEPLAN

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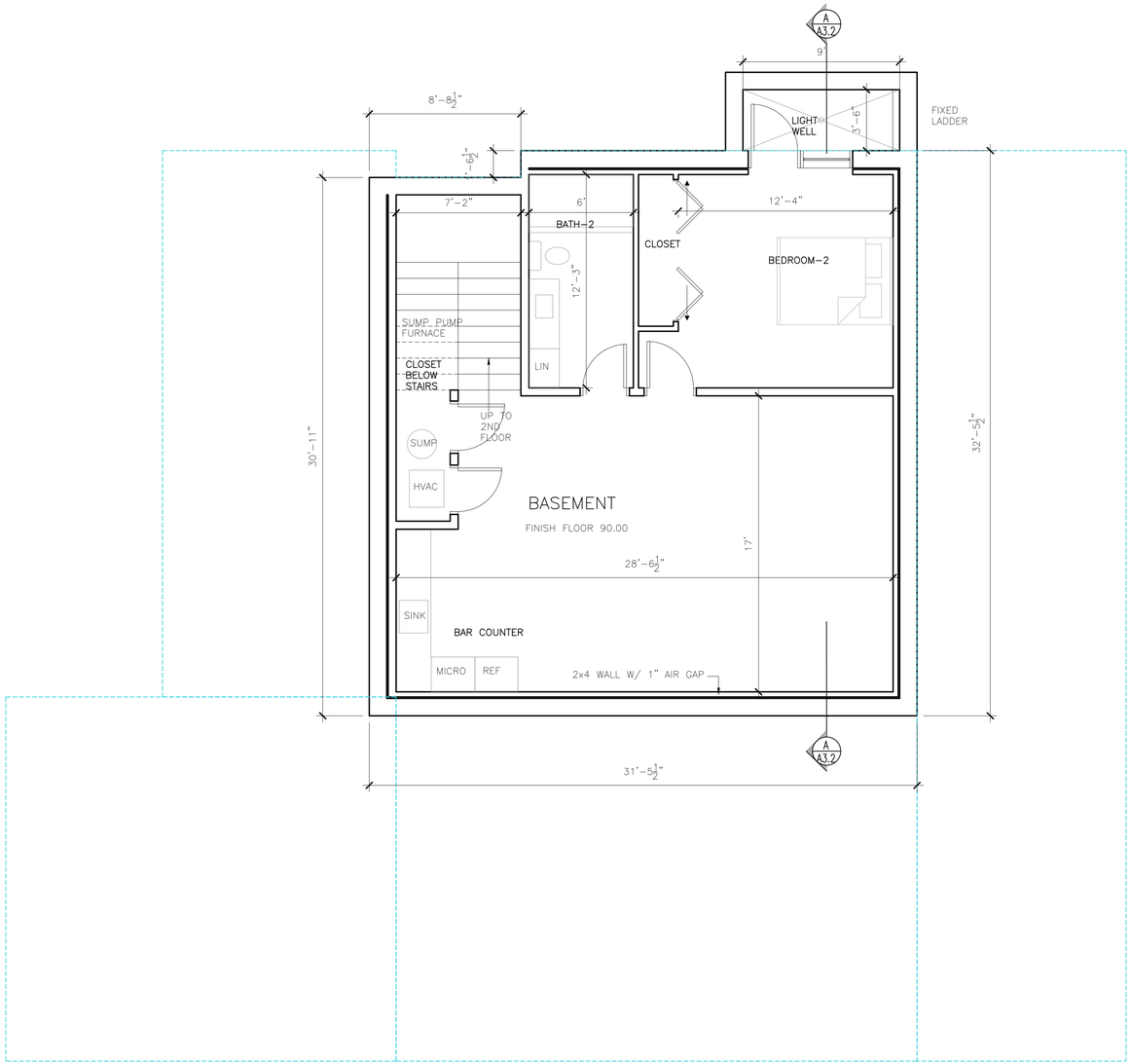
JOB No.:
SHEET No.:

A1.1



NORTH

PROPOSED FIRST FLOOR PLAN

SCALE : 1/4"=1'-0"

DESIGN

Chin Residence

1939 Fallen Leaf lane

Los Altos, CA 94024

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SHEET NAME :

PROPOSED BASEMENT FLOOR PLAN

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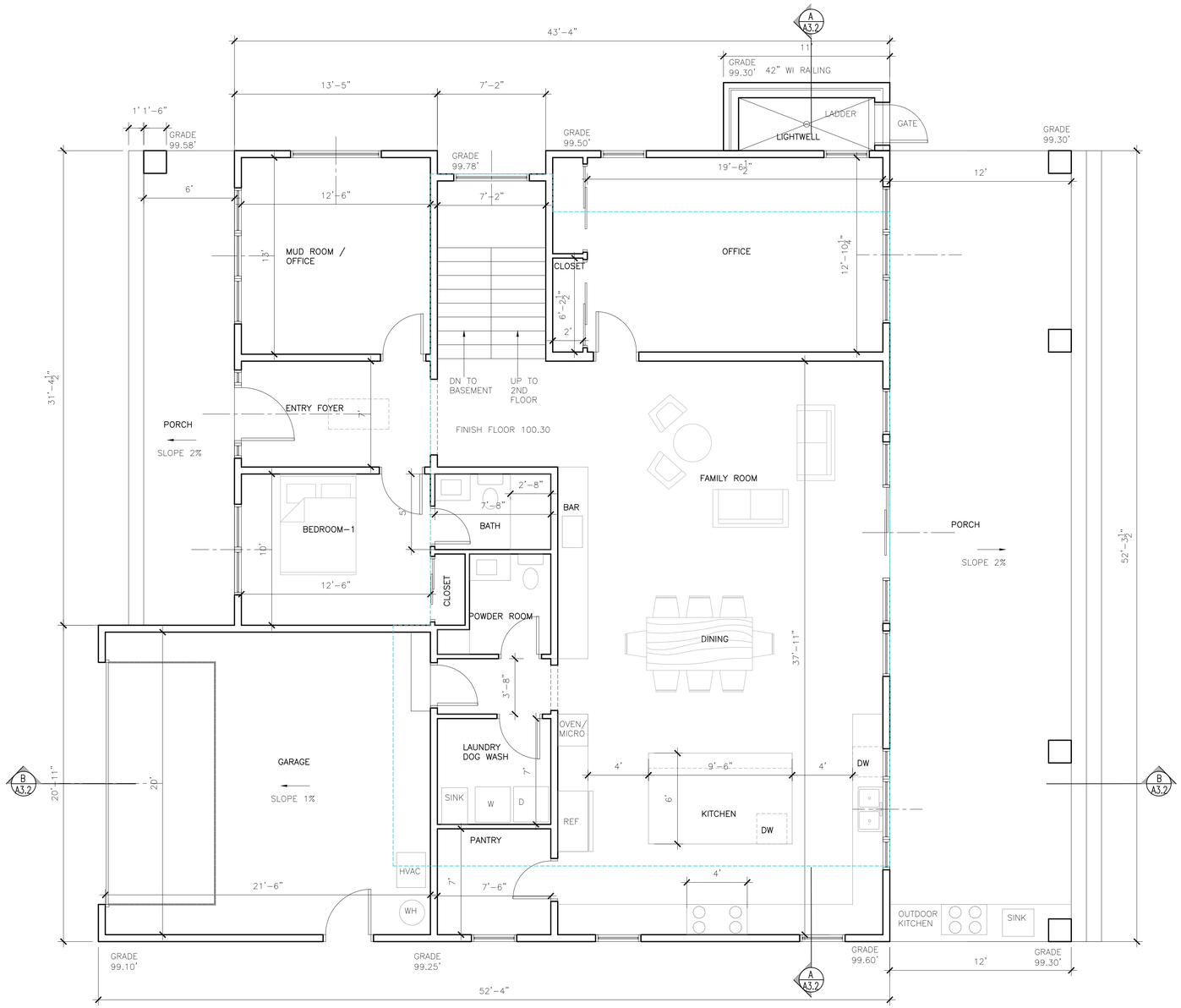
JOB No.:

SHEET No.:

A2.0



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PROPOSED FIRST FLOOR PLAN

SCALE : 1/4"=1'-0"

DESIGN AJ'S

Chin Residence

1939 Fallen Leaf lane

Los Altos, CA 94024

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PROPOSED FIRST FLOOR PLAN

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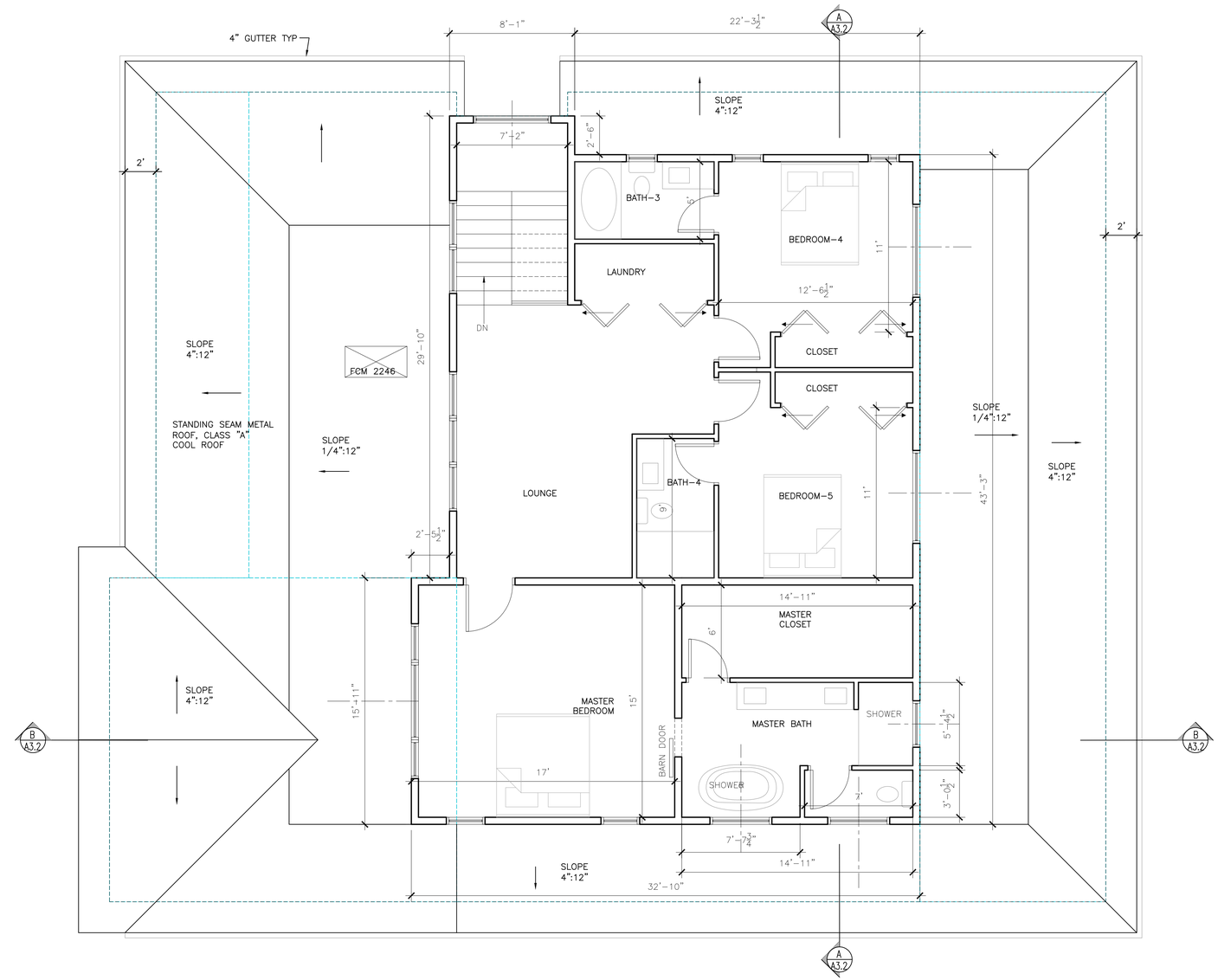
SHEET No.:	A2.1



NORTH

PROPOSED 2ND FLOOR PLAN
LOWER ROOF PLAN

SCALE : 1/4"=1'-0"

DESIGN

Chin Residence

1939 Fallen Leaf lane

Los Altos, CA 94024

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PROPOSED 2ND FLOOR PLAN

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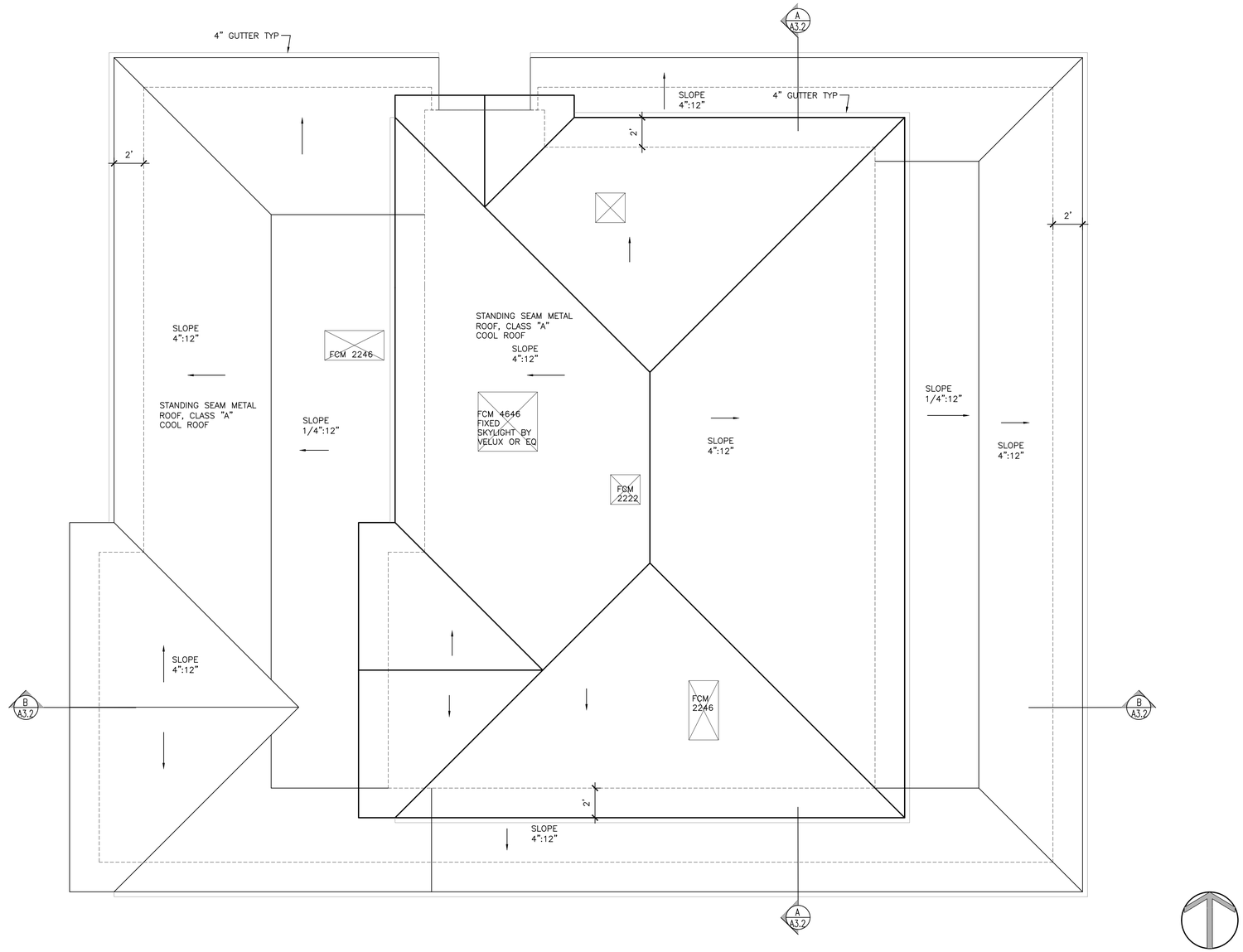

NORTH

PROPOSED ROOF PLAN

SCALE : 1/4"=1'-0"

DESIGN

Chin Residence

1939 Fallen Leaf lane

Los Altos, CA 94024

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PROPOSED ROOF PLAN

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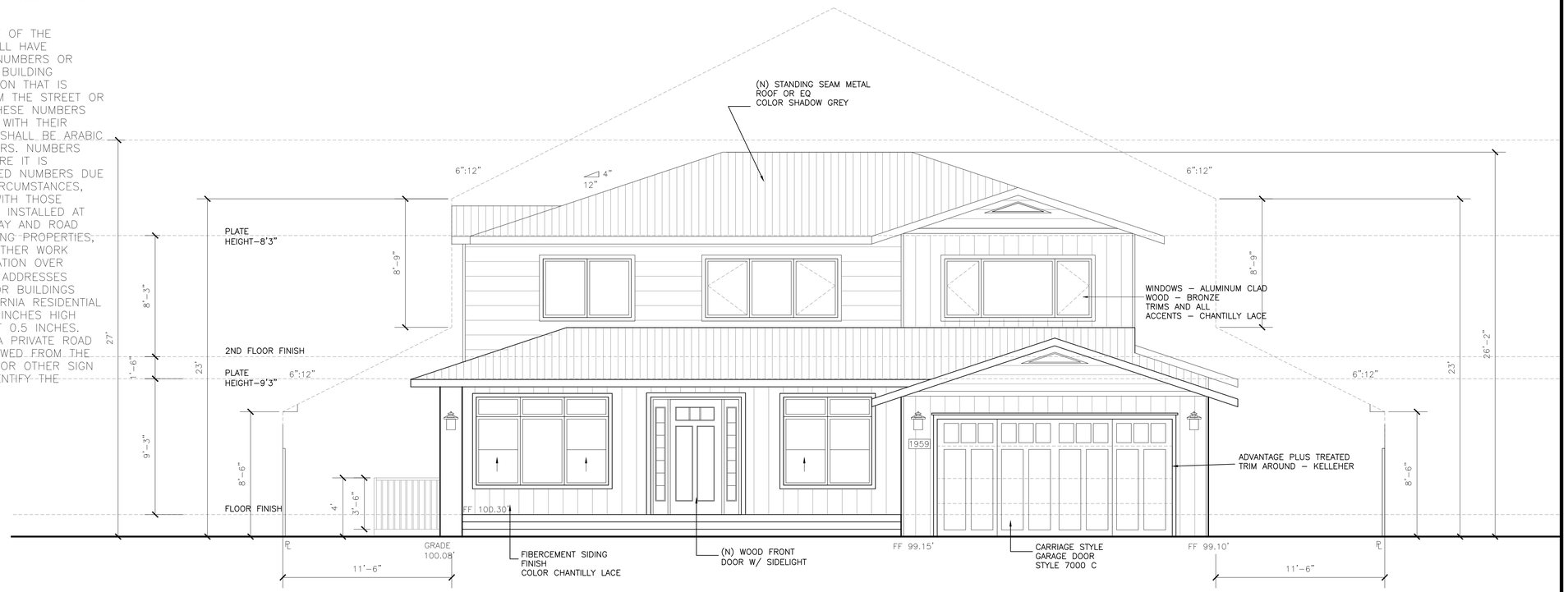
SHEET No.:	A2.3

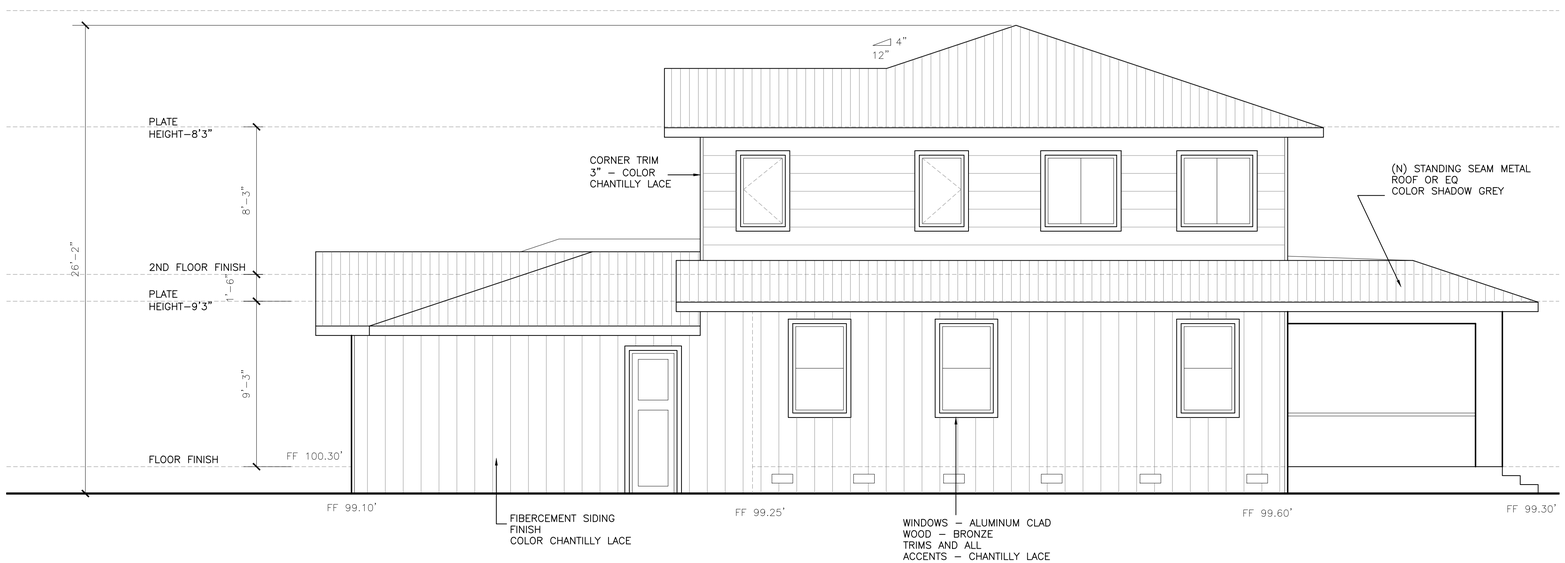
BUILDING ADDRESS TO COMPLY WITH SECTION R319 OF CRC 2019

NEW BUILDINGS UNDER THE SCOPE OF THE CALIFORNIA RESIDENTIAL CODE SHALL HAVE APPROVED ILLUMINATED ADDRESS NUMBERS OR BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE IN CONTRASTING COLOR WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. WHERE IT IS IMPRACTICAL TO INSTALL ILLUMINATED NUMBERS DUE TO LONG DRIVEWAYS OR OTHER CIRCUMSTANCES, APPROVED REFLECTIVE NUMBERS WITH THOSE PROPERTIES LISTED ABOVE MAY BE INSTALLED AT THE INTERSECTION OF THE DRIVEWAY AND ROAD FRONTING THE PARCEL. FOR EXISTING PROPERTIES, ANY ADDITIONS, ALTERATIONS OR OTHER WORK REQUIRING A PERMIT WITH A VALUATION OVER $20,000, APPROVED NUMBERS OR ADDRESSES SHALL BE INSTALLED. NUMBERS FOR BUILDINGS UNDER THE SCOPE OF THE CALIFORNIA RESIDENTIAL CODE SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.



1 PROPOSED FRONT ELEVATION

SCALE : 1/4"=1'–0"



2 PROPOSED SOUTH SIDE ELEVATION

SCALE : 1/4"=1'–0"

AJ's DESIGN

Chin Residence

1939 Fallen Leaf lane

Los Altos, CA 94024

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren: 06-30-2023
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. PLEASE DO NOT SCALE THE DWG.
3. ANY DISCREPANCY OR ERROR IN DWG AND FIELD NEED TO BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO CONSTRUCTION.
4. THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.
5.

SHEET NAME :

PROPOSED ELEVATIONS

REVISIONS	BY

DRAWN:

CHECKED:

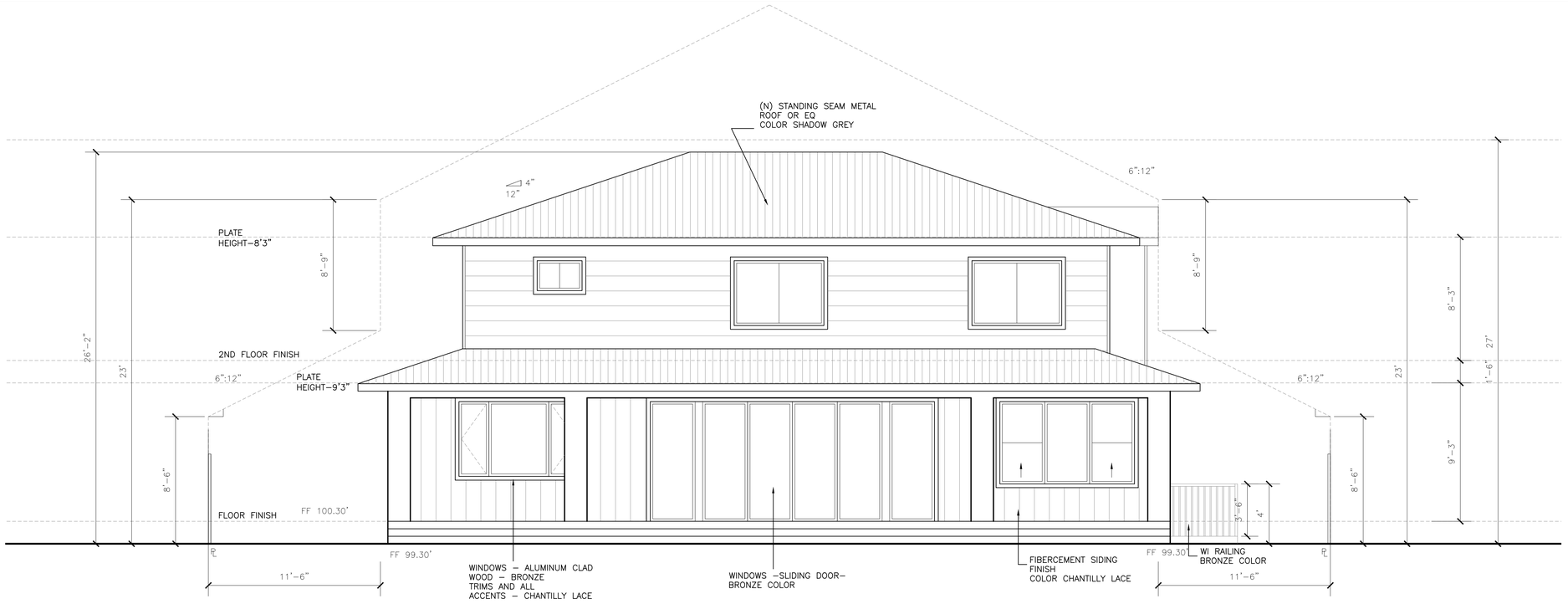
DATE: 1/3/22

SCALE: AS SHOWN

JOB No.:

SHEET No.:

A3.0



1 PROPOSED REAR EAST ELEVATION

SCALE : 1/4"=1'–0"

2 PROPOSED WEST ELEVATION

SCALE : 1/4"=1'–0"

DESIGN

Chin Residence

1939 Fallen Leaf lane

Los Altos, CA 94024

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren: 06-30-2023
STATE OF CALIFORNIA

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5. COPYRIGHT © OF ARCHANA JAIN.

SHEET NAME :

PROPOSED ELEVATIONS

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 1/3/22

SCALE: AS SHOWN

JOB No.:

SHEET No.:

A3.1

Chantilly Lace
OC-65

HOUSE BODY COLOR
FROM BENJAMIN MOORE
OR EQ

SIDING AND BRONZE
WINDOWS

STANDING SEAM METAL ROOF
COLOR CHARCOAL GRAY

Theo 11 3/4" High Oil Rubbed Bronze LED Outdoor Wall Light - Style # 21M87

$199.00

FREE SHIPPING & **FREE RETURNS*** | Low Price Guarantee
IN STOCK - Ships in 3 to 5 Days

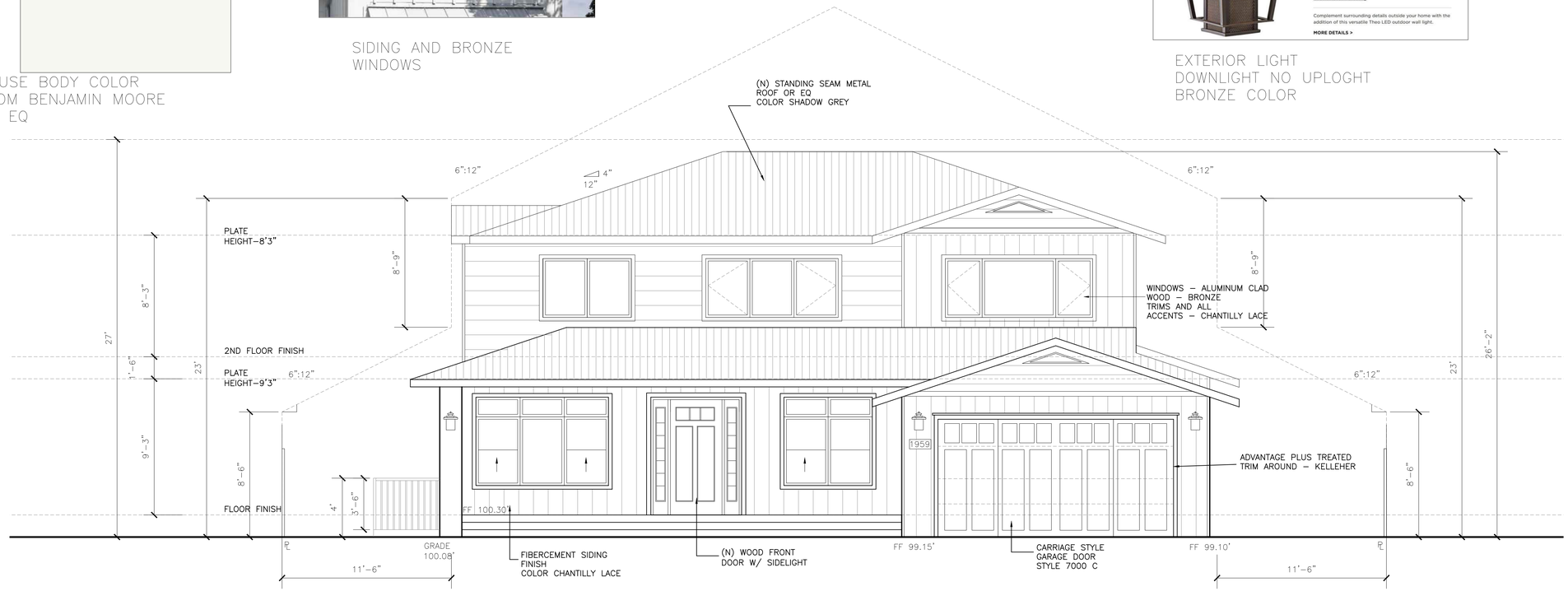
1 ADD TO CART ♡ SAVE

Check Store Availability

Complement surrounding details outside your home with the addition of this versatile Theo LED outdoor wall light.

MORE DETAILS >

EXTERIOR LIGHT
DOWNLIGHT NO UPLOGHT
BRONZE COLOR

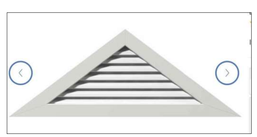


1 PROPOSED FRONT ELEVATION

SCALE : 1/4"=1'–0"

FRONT DOOR W/
SIDELIGHTS

CLOPAY CARRIAGE HOUSE
STYLE GARAGE DOOR



TRIANGULAR GABLE VENT

DESIGN

Chin Residence

1939 Fallen Leaf lane
Los Altos, CA 94024

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2023
STATE OF CALIFORNIA

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5.

SHEET NAME :

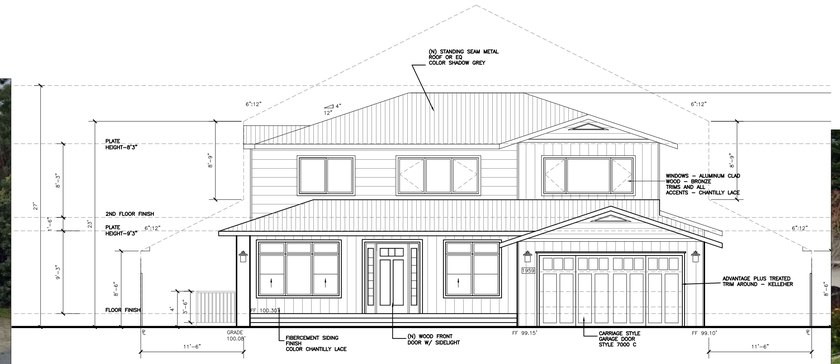
COLOR AND MATERIAL

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 1/3/22
SCALE: AS SHOWN
JOB No.:
SHEET No.:

A3.0A

1933 FALLEN LEAF



1944 FALLEN LEAF

1 PROPOSED FRONT ELEVATION

SCALE : 1/4"=1'-0"

1934 FALLEN LEAF

1940 FALLEN LEAF

1946 FALLEN LEAF

AJ's DESIGN

Chin Re
1939 Fallen Leaf lane
Los Altos, CA 94024

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2023
STATE OF CALIFORNIA

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5. COPYRIGHT © OF ARCHANA JAIN.

SHEET NAME :

NEIGHBORHOOD CONTEXT

REVISIONS	BY

DRAWN:

CHECKED:

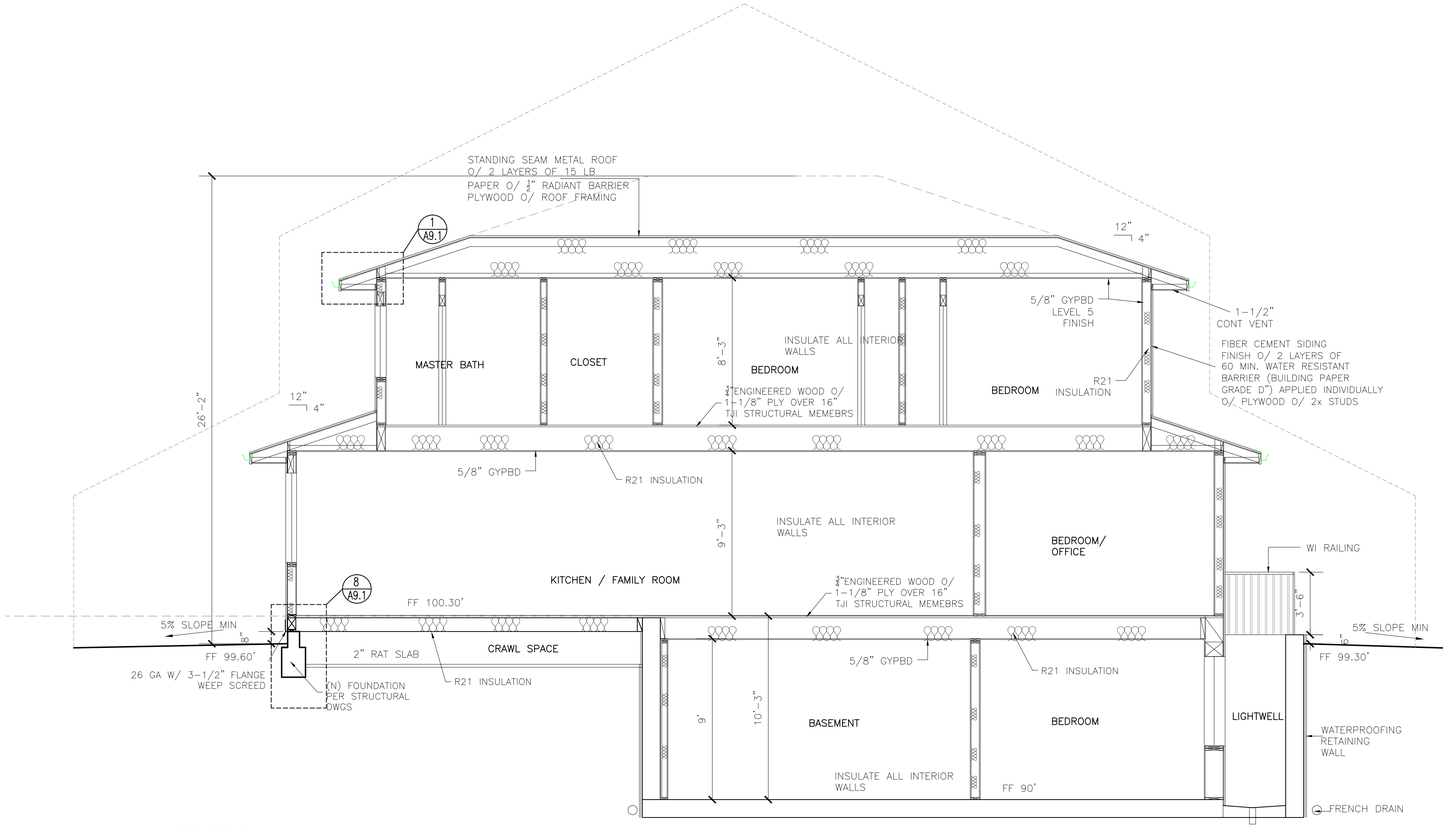
DATE: 1/3/22

SCALE: AS SHOWN

JOB No.:

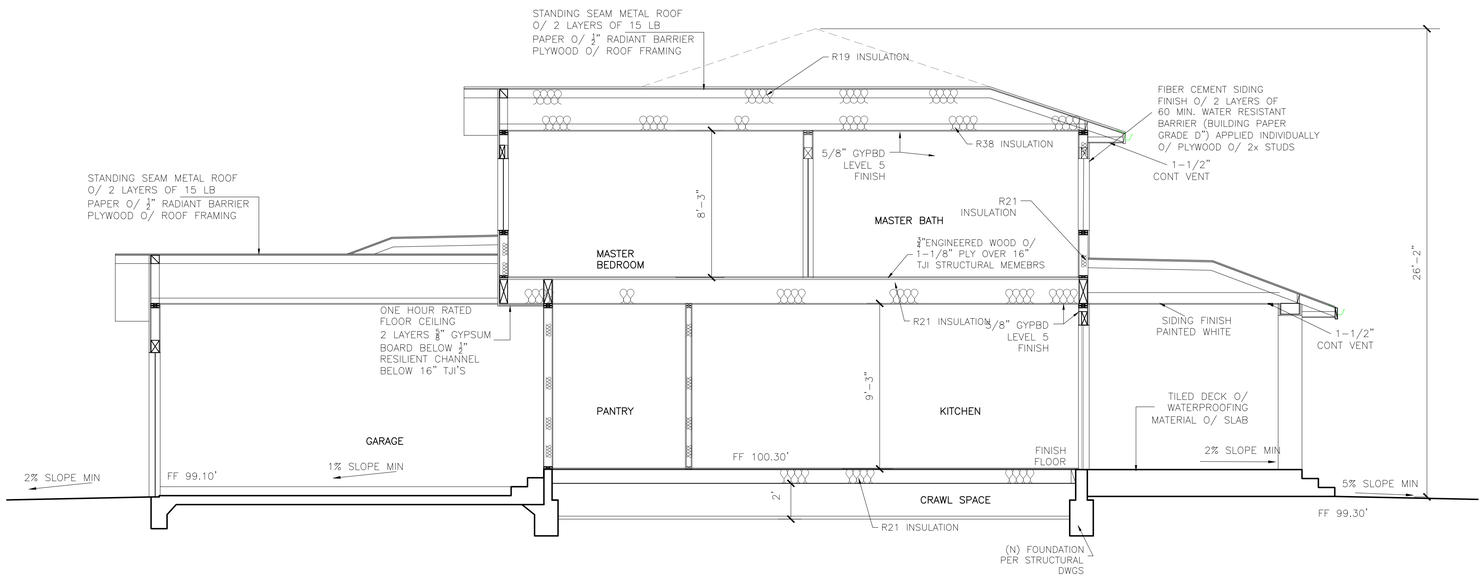
SHEET No.:

A3.0B



1 SECTION A–A

SCALE : 1/4"=1'-0"



2 SECTION B–B

SCALE : 1/4"=1'-0"

DESIGN

Chin Residence

1939 Fallen Leaf lane

Los Altos, CA 94024

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2023
STATE OF CALIFORNIA

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5.

SHEET NAME :

SECTIONS

REVISIONS	BY

DRAWN:

CHECKED:

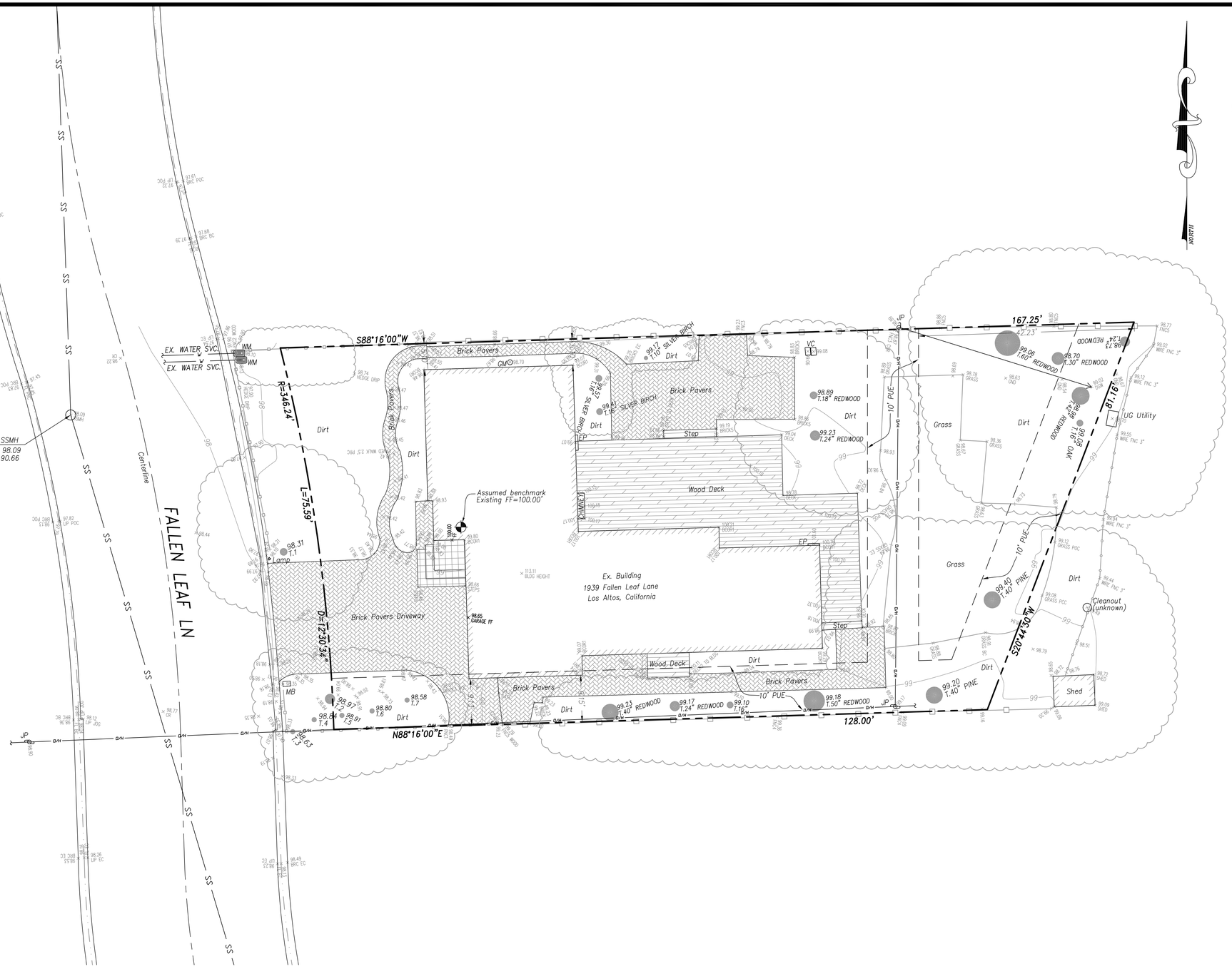
DATE: 1/3/22

SCALE: AS SHOWN

JOB No.:

SHEET No.:

A3.2



LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY / RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE (℄)
LOW SIDE HIGH SIDE	RETAINING WALL
— EX. SS —○	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	DRAIN INLET
2%	PERCENT GRADE
× 607.0	EXISTING GRADE ELEVATION
185	EXISTING CONTOUR w/ ELEVATION
	EXISTING TREE w/ DBH

ABBREVIATIONS	
AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
AP	ASPHALT PAVEMENT
BFP	BACKFLOW PREVENTOR
BSI	BUILDING SETBACK LINE
BSW	BACK OF WALK
BW	BOTTOM OF WALL (EXPOSED FACE)
CONC.	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DI	DRAINAGE INLET
DM	DEADMAN ANCHOR
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GARAGE ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE ELEVATION
FW	FACE OF WALL
GM	GAS METER
JP	JOINT POLE
MB	MAILBOX
O/H	OVERHEAD
PB	PULLBOX
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASMENT
PUE	PUBLIC UTILITY EASEMENT
R=	RADIUS OF CURVE
Δ=	INCLUDED ANGLE OF CURVE
L=	LENGTH OF CURVE
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
VG	VALLEY GUTTER
SL	STREET LIGHT
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER
WV	WATER VALVE
WW	WALKWAY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

VERTICAL DATUM: ASSUMED ELEVATION OF 100.00' AT THE EXISTING FINISHED FLOOR AS SHOWN.

BASIS OF BEARINGS: N 1°36'30 W BETWEEN 2 MONUMENTS ON THE CENTERLINE OF FALLEN LEAF LANE, SHOWN AS 360.00' APART ON THE MAP OF TRACT 1922, BOOK 105 OF MAPS AT PAGES 24-25, SANTA CLARA COUNTY RECORDS.

GROSS LOT AREA = 10,967.33 SQ. FT. (0.2518 ACRES)

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR — HELMUT R. KORSTICK — NO. 7739 — STATE OF CALIFORNIA

DATE: NOVEMBER 10, 2021					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER — DILIP S. KISHNANI — C 51620 — STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

STEVEN CHIN & KAMLJIT BASSI CHIN
1939 FALLEN LEAF LANE
LOS ALTOS, CA 94024

APN: 318-23-005

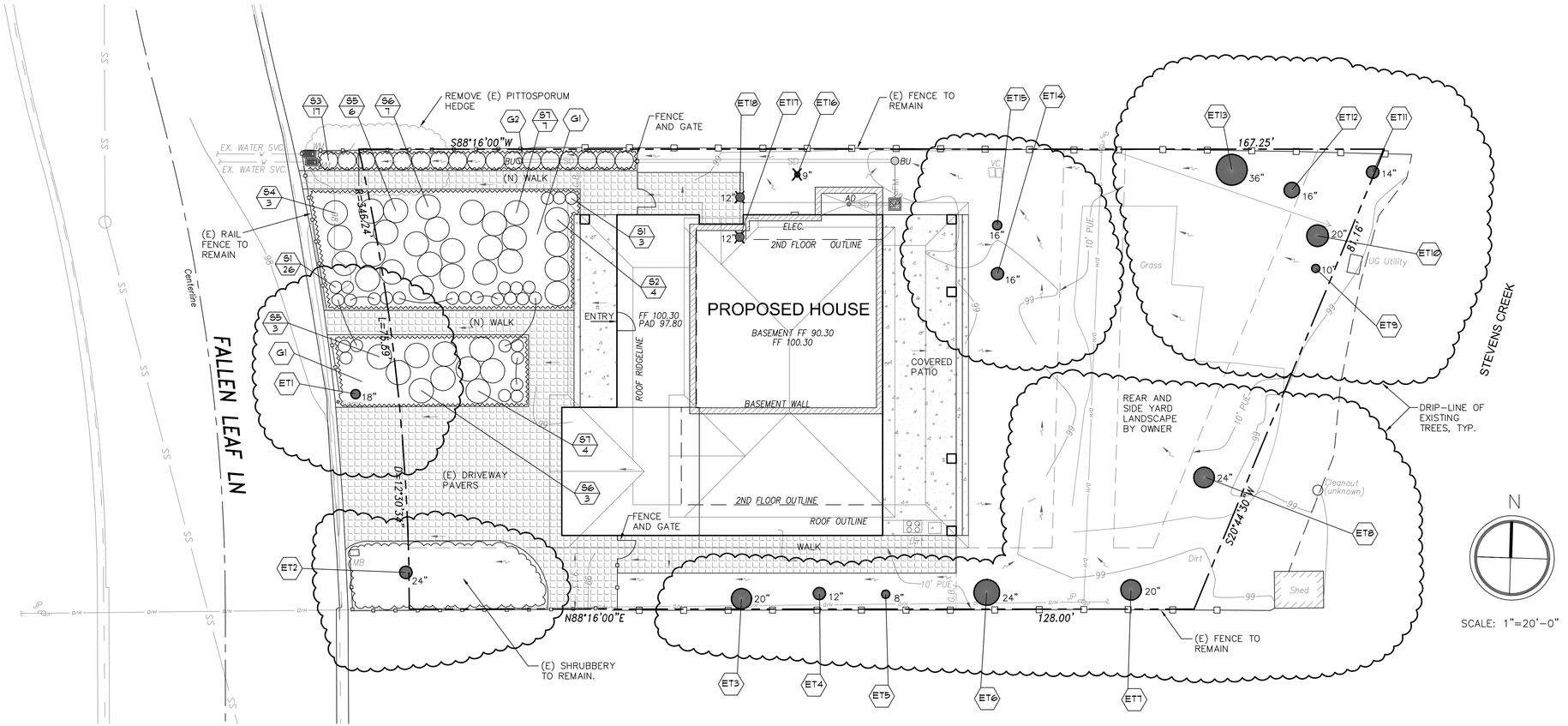
1939 FALLEN LEAF LANE

BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF LOS ALTOS COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C1

JOB NO. 2021-135



PLANT LEGEND

S1 / 3 INDICATES PLANT KEY / INDICATES PLANT QUANTITY

KEY	BOTANICAL/COMMON NAME		SIZE	QTY.	REMARKS
	SHRUBS AND PERENNIALS				
S1	HEMEROCALLIS VAR'S.	DAYLILY	1 G.C.	29	MIXED EVRGRN VAR'S.
S2	PHORMIUM T. 'APRICOT QUEEN'	NEW ZEALAND FLAX	5 G.C.	4	
S3	EUONYMUS F. 'EMERALD GAIETY'	N.C.N.	5 G.C.	17	
S4	ROSA MEIDILAND VAR'S.	CARPET ROSE	5 G.C.	3	
S5	RAPHIOLEPIS I. 'DANCER'	INDIA HAWTHORN	5 G.C.	9	
S6	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	5 G.C.	10	
S7	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 G.C.	11	
	GROUNDCOVERS AND VINES				
G1	GAZANIA 'SUNRISE YELLOW'	GAZANIA	FLATS	AS REQ.	SPACE TRI. @ 12" O.C.
G2	BARK MULCH ONLY, MEDIUM GRIND WALK-ON BARK	STRAWBERRY	MED.	AS REQ.	3" DEPTH

NOTES

1. A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS CONFORMING TO ALL STATE AND LOCAL WATER CONSERVATION AND 'WELO' REQUIREMENTS.

2. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN. Charles Wilson

CHARLES WILSON, LANDSCAPE ARCHITECT

3. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

Kamal Chini KC

APPLICANT / OWNER

EXISTING TREE LEGEND

ET2 INDICATES EXISTING TREE KEY

KEY	BOTANICAL/COMMON NAME		CALIPER D.B.H.	CONDITION	DISPOSITION
	EXISTING TREES				
ET1	ACER PALMATUM	JAPANESE MAPLE	12"	GOOD	TO REMAIN
ET2	CALOCEDRUS DECURRENS	INCENSE CEDAR	24"	FAIR	TO REMAIN
ET3	CALOCEDRUS DECURRENS	INCENSE CEDAR	20"	FAIR	TO REMAIN
ET4	CALOCEDRUS DECURRENS	INCENSE CEDAR	12"	POOR	TO REMAIN
ET5	BETULA PENDULA	EUROPEAN WHITE BIRCH	8"	FAIR TO POOR	TO REMAIN
ET6	CALOCEDRUS DECURRENS	INCENSE CEDAR	24"	FAIR	TO REMAIN
ET7	CALOCEDRUS DECURRENS	INCENSE CEDAR	20"	FAIR	TO REMAIN
ET8	PINUS SPP. (HALEPENSIS?)	PINE	24"	FAIR TO GOOD	TO REMAIN
ET9	QUERCUS LOBATA	VALLEY OAK	10"	FAIR	TO REMAIN
ET10	SEQUOIA SEMPERVIRENS	COAST REDWOOD	20"	GOOD	TO REMAIN
ET11	SEQUOIA SEMPERVIRENS	COAST REDWOOD	14"	POOR	TO REMAIN
ET12	SEQUOIA SEMPERVIRENS	COAST REDWOOD	16"	GOOD	TO REMAIN
ET13	SEQUOIA SEMPERVIRENS	COAST REDWOOD	36"	GOOD	TO REMAIN
ET14	SEQUOIA SEMPERVIRENS	COAST REDWOOD	16"	FAIR TO GOOD	TO REMAIN
ET15	SEQUOIA SEMPERVIRENS	COAST REDWOOD	16"	FAIR TO GOOD	TO REMAIN
ET16	BETULA PENDULA	EUROPEAN WHITE BIRCH	9"	FAIR	TO BE REMOVED
ET17	BETULA PENDULA	EUROPEAN WHITE BIRCH	12"	FAIR	TO BE REMOVED
ET18	BETUAL PENDULA	EUROPEAN WHITE BIRCH	12"	FAIR	TO BE REMOVED

NOTES

1. SEE SEPARATE ARBORIST'S REPORT BY WILSON & ASSOCIATES FOR FURTHER INFORMATION ON THE EXISTING TREES.

LICENSED LANDSCAPE ARCHITECT
CHARLES WILSON
NO. 1682
Signature
Exp. 3-31-23
STATE OF CALIFORNIA

REVISIONS | DATE | NO

CHIN RESIDENCE
1939 FALLEN LEAF LANE
LOS ALTOS, CA 94024

WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilson815@gmail.com

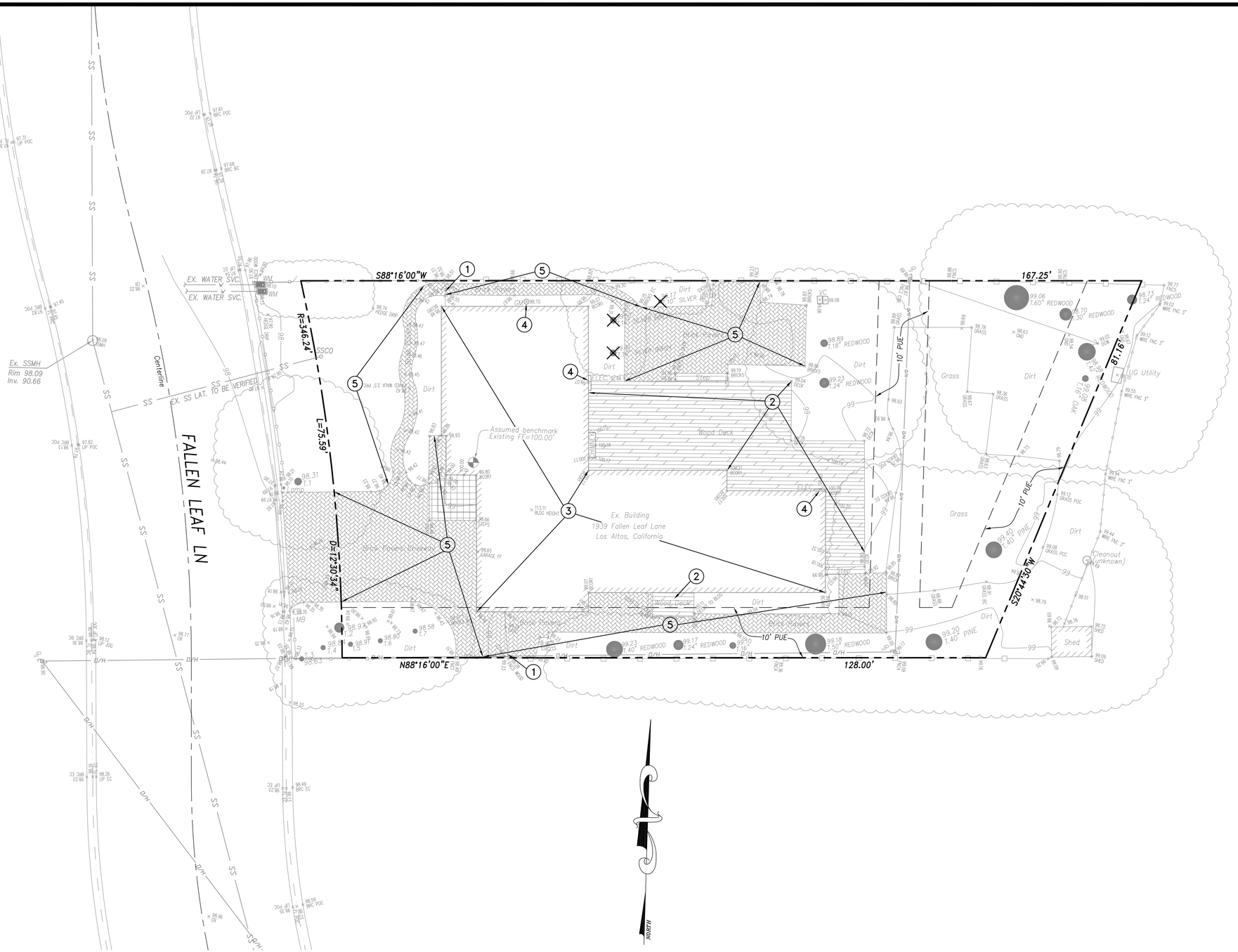
LANDSCAPE PLAN

BY: CW
JOB:
DATE: 03-03-22

L1.0

SHT. ____ OF ____

REVISIONS



DEMOLITION LEGEND

PROPERTY LINE

SAWCUT LINE

183.45
27" OAK + TAG 3 — EX. TREE WITH GROUND ELEV., DBH, REMOVE EXISTING TREE

REMOVE EXISTING AC/CONC./BUILDING

REMOVAL NOTES

1. REMOVE EXISTING FENCE
2. REMOVE EXISTING WOOD DECK
3. REMOVE EXISTING BUILDING
4. REMOVE EXISTING UTILITY
5. REMOVE EXISTING BRICK

DEMOLITION NOTES

1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF LOS ALTOS' BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

GROSS LOT AREA = 10,967.33 SQ. FT. (0.2518 ACRES)

VERTICAL DATUM: ASSUMED ELEVATION OF 100.00' AT THE EXISTING FINISHED FLOOR AS SHOWN.

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BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR — HELMUT R. KORSTICK — NO. 7739 — STATE OF CALIFORNIA

DATE: MARCH 9, 2022					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER — DILIP S. KISHNANI — C 51620 — STATE OF CALIFORNIA

PREPARED BY:

STERLING CONSULTANTS

46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

STEVEN CHIN & KAMLJIT BASSI CHIN
1939 FALLEN LEAF LANE
LOS ALTOS, CA 94024

APN: 318-23-005

1939 FALLEN LEAF LANE

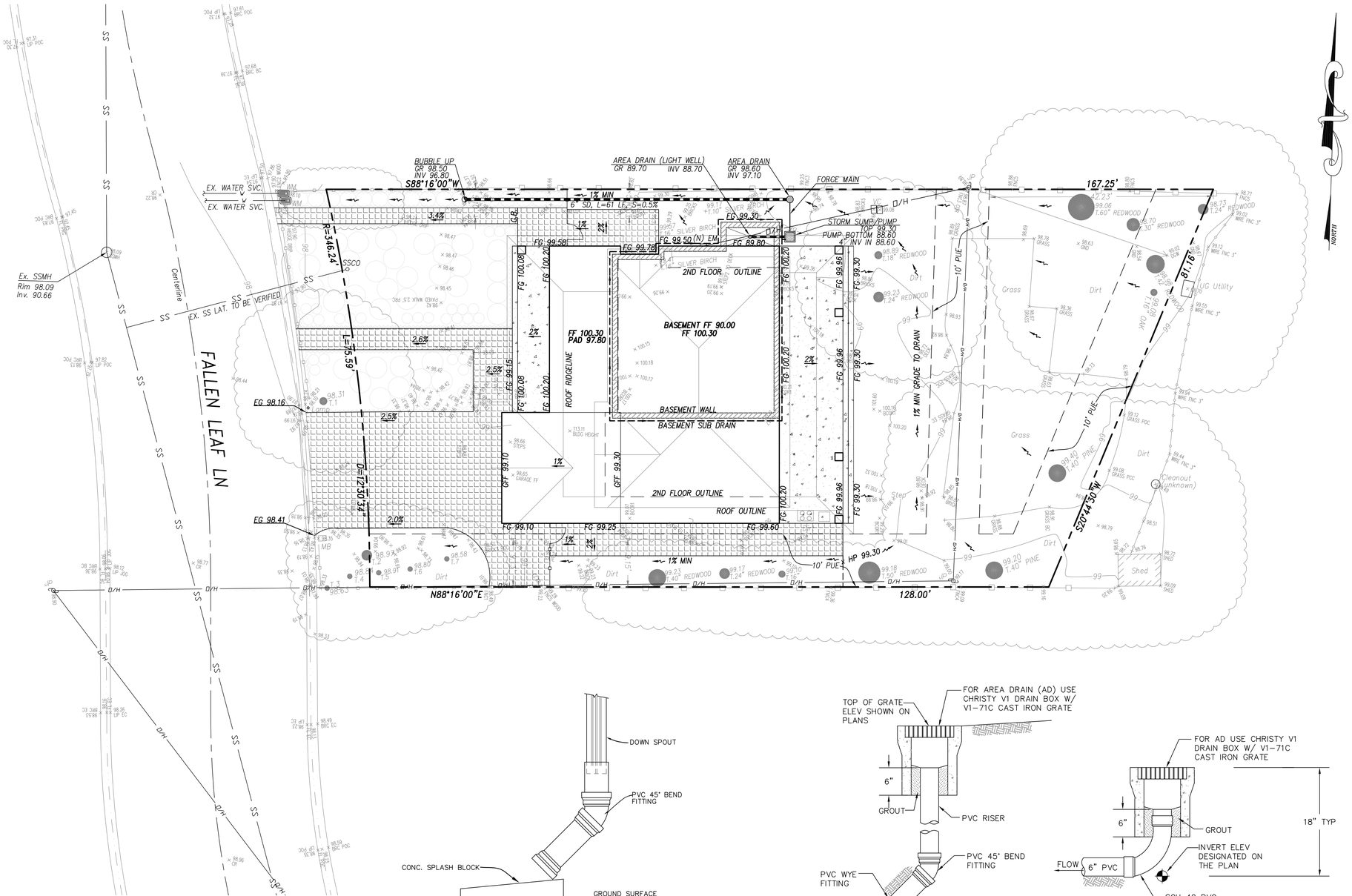
EXISTING CONDITION & DEMOLITION PLAN

CITY OF LOS ALTOS COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C1

1 OF 2 SHEETS

JOB NO. 2021-135



GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF LOS ALTOS' INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

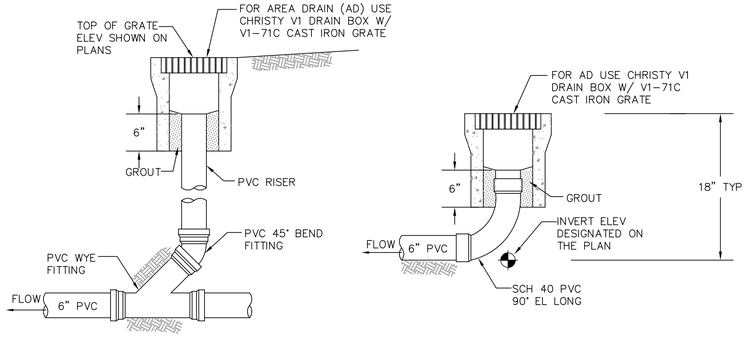
EARTHWORK SUMMARY

MEASURED RAW CUT: (UNDER FOOTPRINT & OUTSIDE)	**372 CY**
MEASURED RAW FILL: (UNDER FOOTPRINT & OUTSIDE)	**72 CY**
ESTIMATED EXPORT:	**300 CY**

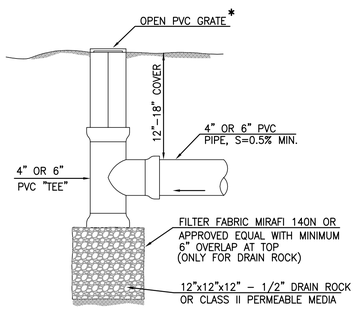
EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THIER OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

DOWN SPOUT DETAIL
NOT TO SCALE



AREA DRAIN - DETAIL
NOT TO SCALE



* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE: MARCH 9, 2022					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER · DILIP S. KISHNANI · C 51620 · STATE OF CALIFORNIA

PREPARED BY:
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PREPARED FOR:

STEVEN CHIN & KAMLJIT BASSI CHIN
1939 FALLEN LEAF LANE
LOS ALTOS, CA 94024

APN: 318-23-005

1939 FALLEN LEAF LANE

GRADING, DRAINAGE & UTILITY PLAN

CITY OF LOS ALTOS COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C2
2 OF 2 SHEETS
JOB NO. 2021-135